Population & Housing Profile
U.S. Census STF1, 1990:
Boston and Its Neighborhoods

Mark R. Johnson
Rolf Goetze

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Boston and Its Neighborhoods

(BRA Report Numbers 410 -- 426)

Rolf Goetze
Mark R. Johnson

Boston Redevelopment Authority
Policy Development & Research Department

State Data Center
Massachusetts Institute for Social and Economic Research
University of Massachusetts/Amherst

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November 1, 1991

BOSTON

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

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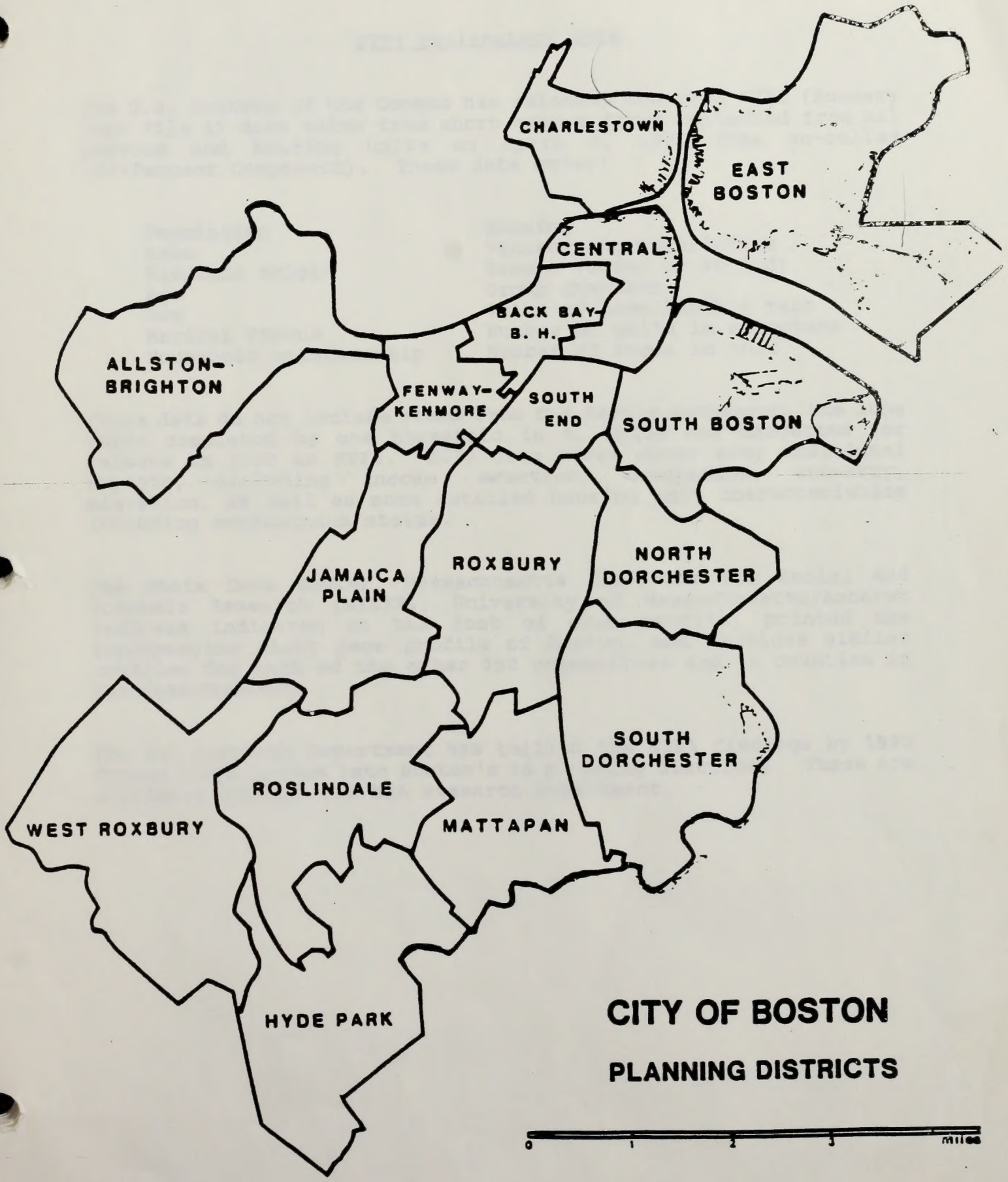


CITY OF BOSTON

PLANNING DISTRICTS

BOSTON REDEVELOPMENT AUTHORITY

STF1 Explanatory Note

The U.S. Buereau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	**Housing**
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst (address indicated at the foot of each profile) printed the accompanying eight page profile of Boston, and provides similar profiles for each of the other 350 communities and 14 counties in the Commonwealth.

The BRA Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These are available through the BRA Research Department.

Report #91-19
Area Name: Boston city
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Minor Civil Division

County:Suffolk MCD:005

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	28,031	100.0%
Less than $15,000	93	0.3%
$ 15,000 to $ 19,999	47	0.2%
$ 20,000 to $ 24,999	32	0.1%
$ 25,000 to $ 29,999	37	0.1%
$ 30,000 to $ 34,999	43	0.2%
$ 35,000 to $ 39,999	45	0.2%
$ 40,000 to $ 44,999	66	0.2%
$ 45,000 to $ 49,999	46	0.2%
$ 50,000 to $ 59,999	158	0.6%
$ 60,000 to $ 74,999	459	1.6%
$ 75,000 to $ 99,999	1,636	5.8%
$100,000 to $124,999	3,034	10.8%
$125,000 to $149,999	5,173	18.5%
$150,000 to $174,999	6,919	24.7%
$175,000 to $199,999	4,398	15.7%
$200,000 to $249,999	3,154	11.3%
$250,000 to $299,999	1,258	4.5%
$300,000 to $399,999	703	2.5%
$400,000 to $499,999	223	0.8%
$500,000 or more	507	1.8%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	157,435	100.0%
With Cash rent	155,144	98.5%
Less than $100	4,474	2.8%
$ 100 to $ 149	11,829	7.5%
$ 150 to $ 199	7,119	4.5%
$ 200 to $ 249	6,565	4.2%
$ 250 to $ 299	5,205	3.3%
$ 300 to $ 349	7,026	4.5%
$ 350 to $ 399	6,681	4.2%
$ 400 to $ 449	9,687	6.2%
$ 450 to $ 499	7,948	5.0%
$ 500 to $ 549	11,893	7.6%
$ 550 to $ 599	9,370	6.0%
$ 600 to $ 649	12,042	7.6%
$ 650 to $ 699	9,860	6.3%
$ 700 to $ 749	9,531	6.1%
$ 750 to $ 999	22,755	14.5%
$1,000 or more	13,159	8.4%
No Cash Rent	2,291	1.5%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	28,031	$ 4,905,696,000	$ 175,010
White	22,553	$ 4,047,398,000	$ 179,462
Black	4,611	$ 716,112,000	$ 155,305
American Indian, Eskimo or Aleut	48	$ 8,310,000	$ 173,125
Asian or Pacific Islander	514	$ 87,811,000	$ 170,839
Other Race	305	$ 46,065,000	$ 151,033
Not of Hispanic Origin	27,310	$ 4,788,227,000	$ 175,329
Hispanic Origin	721	$ 117,469,000	$ 162,925

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 131,300
Median Value	$ 161,400
Upper Value Quartile	$ 193,400

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	155,144	$ 87,519,525	$ 564
White	100,915	$ 61,406,659	$ 608
Black	38,017	$ 17,615,912	$ 463
American Indian, Eskimo or Aleut	539	$ 258,362	$ 479
Asian or Pacific Islander	7,669	$ 4,462,841	$ 582
Other Race	8,004	$ 3,775,751	$ 472
Not of Hispanic Origin	139,355	$ 79,652,543	$ 572
Hispanic Origin	15,789	$ 7,866,982	$ 498

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 326
Median Contract Rent	$ 546
Upper Contract Rent Quartile	$ 735

Note: The population counts set forth herein are subject to possible correction for undercount or overcount. The U.S. Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. For more information see definitions and notes.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-20
Area Name: Boston city
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Minor Civil Division

County:Suffolk MCD:005

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	70,544	$ 13,428,218,500	$ 190,352
Single Unit	29,852	$ 5,236,888,500	$ 175,428
1, Detached	24,582	$ 4,134,321,500	$ 168,185
1, Attached	5,270	$ 1,102,567,000	$ 209,216
Multi Unit	39,761	$ 8,023,157,500	$ 201,785
2	14,357	$ 2,752,652,500	$ 191,729
3 or more	25,404	$ 5,270,505,000	$ 207,468
Mobile Home or Trailer	122	$ 6,464,000	$ 52,984
Other	809	$ 161,708,500	$ 199,887

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	402
Specified Vacant For Rent	13,317
All Other Vacants	8,680

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 70,190,000
Average Price Asked	$ 174,602

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 8,133,856
Average Rent Asked	$ 611

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	250,863	100.0%	22,399	100.0%	228,464	100.0%	70,544	100.0%	157,920	100.0%
Single Unit	39,639	15.8%	1,733	7.7%	37,906	16.6%	29,852	42.3%	8,054	5.1%
1, Detached	28,197	11.2%	902	4.0%	27,295	11.9%	24,582	34.8%	2,713	1.7%
1, Attached	11,442	4.6%	831	3.7%	10,611	4.6%	5,270	7.5%	5,341	3.4%
Multi Unit	208,109	83.0%	20,495	91.5%	187,614	82.1%	39,761	56.4%	147,853	93.6%
2	35,169	14.0%	2,265	10.1%	32,904	14.4%	14,357	20.4%	18,547	11.7%
3 or 4	64,986	25.9%	6,569	29.3%	58,417	25.6%	13,856	19.6%	44,561	28.2%
5 to 9	30,533	12.2%	3,357	15.0%	27,176	11.9%	3,759	5.3%	23,417	14.8%
10 to 19	27,023	10.8%	2,913	13.0%	24,110	10.6%	2,698	3.8%	21,412	13.6%
20 to 49	23,640	9.4%	2,725	12.2%	20,915	9.2%	2,466	3.5%	18,449	11.7%
50 or more	26,758	10.7%	2,666	11.9%	24,092	10.5%	2,625	3.7%	21,467	13.6%
Mobile Home or Trailer	191	0.1%	45	0.2%	146	0.1%	122	0.2%	24	0.0%
Other	2,924	1.2%	126	0.6%	2,798	1.2%	809	1.1%	1,989	1.3%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	541,434	2.37	186,045	2.64	355,389	2.25
Single Unit	114,657	3.02	89,817	3.01	24,840	3.08
1, Detached	83,329	3.05	74,917	3.05	8,412	3.10
1, Attached	31,328	2.95	14,900	2.83	16,428	3.08
Multi Unit	420,001	2.24	93,827	2.36	326,174	2.21
2	86,841	2.64	39,784	2.77	47,057	2.54
3 or 4	151,101	2.59	34,750	2.51	116,351	2.61
5 to 9	58,840	2.17	6,854	1.82	51,986	2.22
10 to 19	49,178	2.04	4,428	1.64	44,750	2.09
20 to 49	37,444	1.79	3,955	1.60	33,489	1.82
50 or more	36,597	1.52	4,056	1.55	32,541	1.52
Mobile Home or Trailer	289	1.98	236	1.93	53	2.21
Other	6,487	2.32	2,165	2.68	4,322	2.17

Note: The population counts set forth herein are subject to possible correction for undercount or overcount. The U.S. Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. For more information see definitions and notes.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

P 1: BOSTON CITY TOTAL POPULATION, AREA, DENSITY, 1990

Total Persons:	574,282	Population Percent of City:	100.0
Total Land Area (in Sq. Mi.):	49.17	Land Area Percent of City:	100.0
Population Density (per SqMi):	11,680	Density Ratio to City Average	1.00

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., and CHANGE, 1980 - 1990

BOSTON CITY TOTAL	1980		1990		1990 - 1980 Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	562,994	100.0%	574,282	100.0%	11,288	2.0%
White1	393,937	70.0	360,900	62.8	(33,037)	-8.4
Black	126,229	22.4	146,993	25.6	20,764	16.4
Native Americans	1,302	0.2	1,880	0.3	578	44.4
Asian + Pac.Islndrs	15,150	2.7	30,407	5.3	15,257	100.7
Other Race	26,376	4.7	34,170	6.0	7,794	29.5
Hispanic Origin	36,068	6.4	61,954	10.8	25,886	71.8
White	11,814	2.1	22,164	3.9	10,350	87.6
Black	4,026	0.7	10,104	1.8	6,078	151.0
All other	20,228	3.6	29,686	5.2	9,458	46.8
All Minorities	180,871	32.1	235,546	41.0	54,675	30.2
White, Non-Hisp.	382,123	67.9	338,736	59.0	(43,387)	-11.4
Black, Non-Hisp.	122,203	21.7	136,889	23.8	14,686	12.0

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

BOSTON CITY TOTAL	1980		1990		1990 - 1980 Change	
	Number	Percent	Number	Percent	Number	Percent
Total Persons:	562,994	100.0%	574,282	100.0%	11,288	2.0%
0- 4 years	30,118	5.3	36,620	6.4	6,502	21.6
5-14	65,575	11.6	56,717	9.9	(8,858)	-13.5
15-24	136,730	24.3	116,980	20.4	(19,750)	-14.4
25-34	107,311	19.1	132,368	23.0	25,057	23.3
35-44	53,039	9.4	78,168	13.6	25,129	47.4
45-54	48,698	8.6	46,917	8.2	(1,781)	-3.7
55-64	50,224	8.9	40,621	7.1	(9,603)	-19.1
65-74	39,956	7.1	35,836	6.2	(4,120)	-10.3
75-84	23,666	4.2	21,908	3.8	(1,758)	-7.4
85 +	7,677	1.4	8,215	1.4	538	7.0

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

BOSTON CITY TOTAL

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	562,994	393,937	126,229	15,150	27,678	36,068
0- 4 years	30,118	15,101	10,680	1,035	3,302	4,188
5-17	91,565	47,899	32,989	2,666	8,011	10,209
18-64	370,012	268,776	75,471	10,265	15,500	20,523
65 +	71,299	62,161	7,089	1,184	865	1,148
1990, Total:	574,282	360,900	146,993	30,407	36,050	61,954
0- 4 years	36,620	16,573	14,026	2,076	3,945	6,560
5-17	73,246	29,600	30,498	4,527	8,621	13,275
18-64	398,525	262,068	92,596	21,612	22,249	39,743
65 +	65,959	52,659	9,873	2,192	1,235	2,376
Abs. Change,'90-'80:	11,288	(33,037)	20,764	15,257	8,372	25,886
0- 4 years	6,502	1,472	3,346	1,041	643	2,372
5-17	(18,319)	(18,299)	(2,491)	1,861	610	3,066
18-64	28,513	(6,708)	17,125	11,347	6,749	19,220
65 +	(5,340)	(9,502)	2,784	1,008	370	1,228
Pct. Change,'90-'80:	2.0%	-8.4%	16.4%	100.7%	30.2%	71.8%
0- 4 years	21.6	9.7	31.3	100.6	19.5	56.6
5-17	-20.0	-38.2	-7.6	69.8	7.6	30.0
18-64	7.7	-2.5	22.7	110.5	43.5	93.7
65 +	-7.5	-15.3	39.3	85.1	42.8	107.0

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

BOSTON CITY TOTAL	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent
Total Housing Units:1	241,304	100.0%	250,863	100.0%	9,559	4.0%
Occupied total:	218,457	90.5	228,464	91.1	10,007	4.6
Owner occupied	59,504	24.7	70,544	28.1	11,040	18.6
Renter occupied	158,953	65.9	157,920	63.0	(1,033)	-0.6
Vacant total:	22,847	9.5	22,399	8.9	(448)	-2.0
For sale only	1,092	0.5	1,914	0.8	822	75.3
For rent	12,828	5.3	13,352	5.3	524	4.1
All other vacant DUs	8,927	3.7	7,133	2.8	(1,794)	-20.1

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

1- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

BOSTON CITY TOTAL	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent
All Occupied housing units	218,457	100.0%	228,464	100.0%	10,007	4.6%
White1	161,654	74.0	158,614	69.4	(3,040)	-1.9
Black	43,868	20.1	50,099	21.9	6,231	14.2
American Indian, Eskimo, or Aleut	468	0.2	678	0.3	210	44.9
Asian or Pacific Islander	4,737	2.2	9,660	4.2	4,923	103.9
Other race	7,730	3.5	9,413	4.1	1,683	21.8
Hispanic Origin	10,778	4.9	18,410	8.1	7,632	70.8
White, Hisp. origin	3,834	1.8	7,004	3.1	3,170	82.7
Black, Hisp. origin	1,238	0.6	3,040	1.3	1,802	145.6
All others, Hisp. origin	5,706	2.6	8,366	3.7	2,660	46.6
All minorities	60,637	27.8	76,854	33.6	16,217	26.7
White, Non-Hispanic	157,820	72.2	151,610	66.4	(6,210)	-3.9
Black, Non-Hispanic	42,630	19.5	47,059	20.6	4,429	10.4

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
BOSTON CITY TOTAL	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	59,504	70,544	11,040	18.6%	158,953	157,920	(1,033)	-0.6%
White1	48,702	55,680	6,978	14.3	112,952	102,934	(10,018)	-8.9
Black	8,845	11,565	2,720	30.8	35,023	38,534	3,511	10.0
American Indian, Eskimo, or Aleut	90	134	44	48.9	378	544	166	43.9
Asian or Pacific Islander	879	1,882	1,003	114.1	3,858	7,778	3,920	101.6
Other race	988	1,283	295	29.9	6,742	8,130	1,388	20.6
Hispanic Origin	1,351	2,386	1,035	76.6	9,427	16,024	6,597	70.0
White, Hisp. origin	572	1,019	447	78.1	3,262	5,985	2,723	83.5
Black, Hisp. origin	223	423	200	89.7	1,015	2,617	1,602	157.8
All others, Hisp. origin	556	944	388	69.8	5,150	7,422	2,272	44.1
All minorities	11,374	15,883	4,509	39.6	49,263	60,971	11,708	23.8
White, Non-Hispanic	48,130	54,661	6,531	13.6	109,690	96,949	(12,741)	-11.6
Black, Non-Hispanic	8,622	11,142	2,520	29.2	34,008	35,917	1,909	5.6

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
BOSTON CITY TOTAL	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Rente
Occupied housing units:	228,464	70,544	157,920	100.0%	100.0%	100.0%	100.0%	30.9%	69.
Age of Householder:									
15 to 24 years	23,165	1,327	21,838	10.1	1.9	13.8	100.0	5.7	94.
25 to 34 years	63,002	11,869	51,133	27.6	16.8	32.4	100.0	18.8	81.
35 to 44 years	45,470	15,829	29,641	19.9	22.4	18.8	100.0	34.8	65.
45 to 54 years	28,571	11,930	16,641	12.5	16.9	10.5	100.0	41.8	58.
55 to 64 years	25,133	11,674	13,459	11.0	16.5	8.5	100.0	46.4	53.
65 to 74 years	23,777	10,540	13,237	10.4	14.9	8.4	100.0	44.3	55.
75 years and over	19,346	7,375	11,971	8.5	10.5	7.6	100.0	38.1	61

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Boston city
State: MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Minor Civil Division

County: Suffolk MCD: 005

P1. Persons/Area/Density

Total Persons	574,283
Total Area (sq.miles)	89.60
Land Area	48.40
Water Area	41.21
Population Density: Persons per square mile of Land area	11,859.80

P5. Sex (Universe: Persons)

	Number	PCT
Total	574,283	100.0%
Female	298,311	51.9%
Male	275,972	48.1%

P7. Race (Universe: Persons)

	Number	PCT
Total	574,283	100.0%
White	360,875	62.8%
Black	146,945	25.6%
American Indian, Eskimo, or Aleut	1,884	0.3%
American Indian	1,836	0.3%
Eskimo	28	0.0%
Aleut	20	0.0%
Asian or Pacific Isl.	30,388	5.3%
Asian	30,181	5.3%
Chinese	16,701	2.9%
Filipino	1,025	0.2%
Japanese	1,784	0.3%
Asian Indian	1,962	0.3%
Korean	1,146	0.2%
Vietnamese	4,754	0.2%
Cambodian	1,002	0.2%
Hmong	2	0.0%
Laotian	287	0.0%
Thai	293	0.1%
Other Asian	1,225	0.2%
Pacific Islander	207	0.0%
Polynesian	96	0.0%
Hawaiian	67	0.0%
Samoan	21	0.0%
Tongan	0	0.0%
Other Polynesian	8	0.0%
Micronesian	89	0.0%
Guamanian	89	0.0%
Other Micronesian	0	0.0%
Melanesian	2	0.0%
Pacific Isl., Other	20	0.0%
Other Race	34,191	6.0%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons Number	Total Persons PCT	Not Of Hispanic Origin Number	Not Of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	574,283	100.0%	512,328	100.0%	61,955	100.0%
White	360,875	62.8%	338,734	66.1%	22,141	35.7%
Black	146,945	25.6%	136,887	26.7%	10,058	16.2%
American Indian, Eskimo or Aleut	1,884	0.3%	1,531	0.3%	353	0.6%
Asian or Pacific Islander	30,388	5.3%	29,640	5.8%	748	1.2%
Other Race	34,191	6.0%	5,536	1.1%	28,655	46.3%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	574,283	100.0%
Not of Hispanic Origin	512,328	89.2%
Hispanic Origin	61,955	10.8%
Mexican	2,179	0.4%
Puerto Rican	25,767	4.5%
Cuban	2,483	0.4%
Other Hispanic	31,526	5.5%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	32,849	100.0%
Persons in Institutions:	8,356	25.4%
Correctional Insts.	1,834	5.6%
Nursing Homes	5,436	16.5%
Mental (Psychiatric) Hospitals	173	0.5%
Juvenile Institutions	297	0.9%
Other Institutions	616	1.9%
Other Persons In Group Qtrs	24,493	74.6%
College Dormitories	17,725	54.0%
Military Dormitories	754	2.3%
Emergency Shelters For Homeless	2,245	6.8%
Visible in Street Locales	218	0.7%
Other Non-Institutional Group Quarters	3,551	10.8%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	30.29	31.25	29.49
White	32.05	33.14	31.07
Black	28.12	29.22	26.91
Amer Ind, Esk, Aleut	28.30	28.56	28.07
Asian or Pac.Islander	27.74	27.80	27.68
Other	23.99	24.61	23.41
Hispanic Origin	25.11	25.59	24.68

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	574,283	298,311	275,972
Under 1	6,616	3,275	3,341
1 - 2	16,030	8,000	8,030
3 - 4	13,955	7,007	6,948
5	6,475	3,215	3,260
6	5,985	2,962	3,023
7 to 9	17,624	8,572	9,052
10 - 11	11,218	5,441	5,777
12 - 13	10,310	5,076	5,234
14	5,098	2,588	2,510
15	5,251	2,561	2,690
16	5,384	2,690	2,694
17	5,887	2,906	2,981
18	9,625	4,989	4,636
19	14,610	7,552	7,058
20	15,545	7,899	7,646
21	14,930	7,237	7,693
22 - 24	45,738	23,549	22,189
25 - 29	73,477	36,461	37,016
30 - 34	58,887	28,721	30,166
35 - 39	43,726	21,401	22,325
40 - 44	34,433	17,497	16,936
45 - 49	25,626	13,251	12,375
50 - 54	21,290	11,298	9,992
55 - 59	19,638	10,569	9,069
60 - 61	8,536	4,718	3,818
62 - 64	12,439	6,978	5,461
65 - 69	19,850	11,330	8,520
70 - 74	15,982	9,729	6,253
75 - 79	12,843	8,305	4,538
80 - 84	9,056	6,298	2,758
85 & over	8,219	6,236	1,983

Note: The population counts set forth herein are subject to possible correction for undercount or overcount. The U.S. Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. For more information see definitions and notes.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

REPORT #91-14
Area Name: Boston city
State: MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Minor Civil Division

County: Suffolk HCD: 005

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 574,283 All Females: 298,311 All Males: 275,972

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	360,875	186,846	146,945	78,315	1,884	992	30,388	14,907	34,191	17,251
Under 1	3,275	1,616	2,325	1,157	27	15	316	150	673	337
1 - 2	7,332	3,590	6,011	3,034	61	27	947	497	1,679	852
3 - 4	5,958	2,956	5,681	2,876	53	30	808	416	1,455	729
5	2,783	1,333	2,572	1,311	34	16	376	184	710	371
6	2,528	1,234	2,379	1,211	22	11	376	193	680	313
7 to 9	7,222	3,445	7,238	3,547	99	50	1,058	522	2,007	1,008
10 - 11	4,406	2,092	4,787	2,373	66	34	658	314	1,301	628
12 - 13	4,006	1,977	4,426	2,214	55	30	657	313	1,166	542
14	1,978	967	2,210	1,149	29	19	300	141	581	312
15	2,083	1,001	2,238	1,133	21	15	336	141	573	271
16	2,196	1,105	2,217	1,122	36	24	347	169	588	270
17	2,390	1,172	2,422	1,212	27	12	416	189	632	321
18	5,564	2,950	2,522	1,308	29	18	754	351	756	362
19	9,641	5,032	2,882	1,461	36	18	1,173	624	878	417
20	10,713	5,421	2,850	1,493	38	24	1,021	506	923	455
21	10,463	5,074	2,687	1,375	44	20	901	384	835	384
22 - 24	31,743	16,329	8,756	4,634	131	64	2,614	1,313	2,494	1,209
25 - 29	50,486	24,758	14,867	7,749	203	97	3,903	1,868	4,018	1,989
30 - 34	38,256	18,111	13,870	7,317	168	80	3,249	1,538	3,344	1,675
35 - 39	27,320	12,829	11,557	6,221	154	83	2,313	1,087	2,382	1,181
40 - 44	20,806	10,178	9,865	5,378	142	74	1,742	869	1,878	998
45 - 49	15,536	7,718	7,651	4,304	92	45	1,068	501	1,279	683
50 - 54	13,227	6,854	5,967	3,352	69	44	1,054	486	973	562
55 - 59	13,258	6,970	4,697	2,716	47	24	956	475	680	384
60 - 61	6,003	3,311	1,859	1,063	32	15	350	157	292	172
62 - 64	9,047	5,011	2,545	1,479	33	19	504	297	310	172
65 - 69	14,824	8,479	3,781	2,179	49	24	760	398	436	250
70 - 74	12,571	7,695	2,560	1,553	41	27	537	286	273	168
75 - 79	10,454	6,788	1,698	1,115	22	17	450	253	219	132
80 - 84	7,680	5,380	1,019	694	11	9	243	154	103	61
85 & over	7,126	5,470	806	585	13	7	201	131	73	43
Under 65										
0-4	16,565	8,162	14,017	7,067	141	72	2,071	1,063	3,807	1,918
5-17	29,592	14,326	30,489	15,272	389	211	4,524	2,166	8,238	4,036
5-11	16,939	8,104	16,976	8,442	221	111	2,468	1,213	4,698	2,320
12-14	5,984	2,944	6,636	3,363	84	49	957	454	1,747	854
15-17	6,669	3,278	6,877	3,467	84	51	1,099	499	1,793	862
18-64	262,063	130,546	92,575	49,850	1,218	625	21,602	10,456	21,042	10,643
18-44	204,992	100,682	69,856	36,936	945	478	17,670	8,540	17,508	8,670
45-64	57,071	29,864	22,719	12,914	273	147	3,932	1,916	3,534	1,973
Other Age Groups										
16+	319,304	166,635	107,078	58,310	1,417	745	24,556	12,036	23,366	11,888
18+	314,718	164,358	102,439	55,976	1,354	709	23,793	11,678	22,146	11,297
62+	61,702	38,823	12,409	7,605	169	103	2,695	1,519	1,414	826
65+	52,655	33,812	9,864	6,126	136	84	2,191	1,222	1,104	654

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	61,955	30,987
Under 1	1,187	583
1 - 2	2,891	1,456
3 - 4	2,480	1,239
5	1,159	605
6	1,104	510
7 to 9	3,192	1,599
10 - 11	2,069	999
12 - 13	1,907	914
14	914	479
15	970	457
16	938	439
17	1,025	533
18	1,222	605
19	1,556	759
20	1,708	850
21	1,597	705
22 - 24	4,891	2,320
25 - 29	7,840	3,757
30 - 34	6,340	3,043
35 - 39	4,445	2,211
40 - 44	3,461	1,814
45 - 49	2,409	1,248
50 - 54	1,817	1,019
55 - 59	1,348	749
60 - 61	467	262
62 - 64	638	380
65 - 69	882	509
70 - 74	613	387
75 - 79	462	284
80 - 84	239	145
85 & over	184	127
Under 65		
0-4	6,558	3,278
5-17	13,278	6,535
5-11	7,524	3,713
12-14	2,821	1,393
15-17	2,933	1,429
18-64	39,739	19,722
18-44	33,060	16,064
45-64	6,679	3,658
Other Age Groups		
16+	44,082	22,146
18+	42,119	21,174
62+	3,018	1,832
65+	2,380	1,452

Note: The population counts set forth herein are subject to possible correction for undercount or overcount. The U.S. Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. For more information see definitions and notes.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-15
Area Name: Boston city
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Minor Civil Division

County:Suffolk HCD:005

P1/2/3/15/17/17A. Persons, Households And Families	
Total Persons	574,283
Persons in Households	541,434
Total Households	228,464
Persons Per Household	2.37
Persons In Families	370,190
Total Families	115,927
Persons Per Family	3.19

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	480,972	100.0%	252,175	100.0%	228,797	100.0%
Never Married	244,755	50.9%	118,853	47.1%	125,902	55.0%
Now Married, Except Separated	152,518	31.7%	75,451	29.9%	77,067	33.7%
Separated	16,568	3.4%	10,287	4.1%	6,281	2.7%
Widowed	34,457	7.2%	28,223	11.2%	6,234	2.7%
Divorced	32,674	6.8%	19,361	7.7%	13,313	5.8%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	574,283	100.0%
In Households	541,434	94.3%
In Family Households	383,496	66.8%
Householder	115,927	20.2%
Spouse	67,991	11.8%
Child	149,781	26.1%
Natural-Born/Adopted	146,823	25.6%
Step	2,958	0.5%
Grandchild	9,559	1.7%
Other Relatives	26,932	4.7%
Non-Relatives	13,306	2.3%
In NonFamily Households	157,938	27.5%
Householder Liv. Alone	81,212	14.1%
Householder Not Alone	31,325	5.5%
Non-Relatives	45,401	7.9%
In Group Quarters	32,849	5.7%
Institutionalized	8,356	1.5%
Others in Group Quarters	24,493	4.3%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	109,833	100.0%
In Households	109,026	99.3%
Householder or Spouse	210	0.2%
Own Child	95,775	87.2%
In Married Couple Family	53,569	48.8%
In Other Family	42,206	38.4%
Male Householder, No Wife Present	4,194	3.8%
Female Householder, No Husband Present	38,012	34.6%
Other Relatives	11,001	10.0%
Non-Relatives	2,040	1.9%
In Group Quarters	807	0.7%
Institutionalized	313	0.3%
Other persons in Group Quarters	494	0.4%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	65,950	100.0%
In Households	60,016	91.0%
In Family Households	34,981	53.0%
Householder	18,945	28.7%
Spouse	9,799	14.9%
Other Relative	5,710	8.7%
Non-Relative	527	0.8%
In NonFamily Households	25,035	38.0%
Male Householder	6,289	9.5%
Living Alone	5,878	8.9%
Not Living Alone	411	0.6%
Female Householder	17,889	27.1%
Living Alone	17,419	26.4%
Not Living Alone	470	0.7%
Non-Relatives	857	1.3%
In Group Quarters	5,934	9.0%
Institutionalized	5,299	8.0%
Others in Group Quarters	635	1.0%

P22. Relationship and Age (Univ.:Persons Under 18)	--All-- Total	Persons In Households Total	Own Child	Other Relative	NonRelatives	Persons In Group Quarters Total	Institutional	Other
Under 18	109,833*	109,026*	95,775	11,001	2,040	807	313	494
Under 3 years	22,646	22,494	19,017	3,058	419	152	5	147
3 to 4 years	13,955	13,902	12,043	1,611	248	53	0	53
5 years	6,475	6,441	5,699	647	95	34	2	32
6 to 11 years	34,827	34,668	31,090	2,998	580	159	64	95
12 to 13 years	10,310	10,266	9,313	792	161	44	17	27
14 years	5,098	5,067	4,583	376	108	31	22	9
15 to 17 years	16,522*	16,188*	14,030	1,519	429	334	203	131
% Under 3 years	20.6%	20.6%	19.9%	27.8%	20.5%	18.8%	1.6%	29.8%
% 3 and 4 years	12.7%	12.8%	12.6%	14.6%	12.2%	6.6%	0.0%	10.7%
% 5 years	5.9%	5.9%	6.0%	5.9%	4.7%	4.2%	0.6%	6.5%
% 6 to 11 years	31.7%	31.8%	32.5%	27.3%	28.4%	19.7%	20.4%	19.2%
% 12 to 13 years	9.4%	9.4%	9.7%	7.2%	7.9%	5.5%	5.4%	5.5%
% 14 years	4.6%	4.6%	4.8%	3.4%	5.3%	3.8%	7.0%	1.8%
% 15 to 17 years	15.0%*	14.8%*	14.6%	13.8%	21.0%	41.4%	64.9%	26.5%

*Includes 210 Householders and Spouses under 18 not shown separately.

Note: The population counts set forth herein are subject to possible correction for undercount or overcount. The U.S. Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. For more information see definitions and notes.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-16
Area Name: Boston city
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Minor Civil Division

County:Suffolk MCD:005

P16. Household Size and Type (Universe: Households)

	Households
1 Person	81,212
Male Householder	35,700
Female Householder	45,512
2 or More Persons	147,252
Family Households	115,927
Married Couple Family	67,991
With related children	29,821
No related children	38,170
Other Family	47,936
Male Householder, No Wife Pres.	9,585
With related children	3,241
No related children	6,344
Female Householder, No Husband present	38,351
With related children	23,678
No related children	14,673
Non-Family Households	31,325
Male Householder	17,086
Female Householder	14,239

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	61,811	27.1%	28,228	31,892	1,691
No Persons 60 Years and over	166,653	72.9%	52,984	84,035	29,634
1 or more Persons 65 Years & over	48,085	21.0%	23,297	23,610	1,178
No Persons 65 Years and over	180,379	79.0%	57,915	92,317	30,147

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	81,212	35.5%	35.5%	N/A	N/A	81,212	72.2%
2 Persons	67,339	29.5%	65.0%	45,054	38.9%	22,285	19.8%
3 Persons	34,005	14.9%	79.9%	28,308	24.4%	5,697	5.1%
4 Persons	23,443	10.3%	90.2%	21,148	18.2%	2,295	2.0%
5 Persons	12,276	5.4%	95.5%	11,680	10.1%	596	0.5%
6 Persons	5,775	2.5%	98.1%	5,467	4.7%	308	0.3%
7 or more Persons	4,414	1.9%	100.0%	4,270	3.7%	144	0.1%
Total Households	228,464	100.0%	----	115,927	100.0%	112,537	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type (Universe:Households)

	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	115,927	100.0%	69,050	100.0%	33,270	100.0%	400	100.0%	5,903	100.0%	7,304	100.0%	12,981	100.0%
Married Couple Fam	67,991	58.6%	47,232	68.4%	12,894	38.8%	159	39.8%	4,425	75.0%	3,281	44.9%	5,840	45.0%
With Rela. Child	29,821	25.7%	17,329	25.1%	7,555	22.7%	97	24.3%	2,473	41.9%	2,367	32.4%	3,824	29.5%
No Related Child	38,170	32.9%	29,903	43.3%	5,339	16.0%	62	15.5%	1,952	33.1%	914	12.5%	2,016	15.5%
Other Family	47,936	41.4%	21,818	31.6%	20,376	61.2%	241	60.3%	1,478	25.0%	4,023	55.1%	7,141	55.0%
Male Householder														
No Wife present	9,585	8.3%	5,132	7.4%	3,145	9.5%	41	10.3%	559	9.5%	708	9.7%	1,389	10.7%
With Rela. Child	3,241	2.8%	1,163	1.7%	1,478	4.4%	18	4.5%	191	3.2%	391	5.4%	700	5.4%
No related Child	6,344	5.5%	3,969	5.7%	1,667	5.0%	23	5.8%	368	6.2%	317	4.3%	689	5.3%
Female Householder														
No Husb present	38,351	33.1%	16,686	24.2%	17,231	51.8%	200	50.0%	919	15.6%	3,315	45.4%	5,752	44.3%
With Rela. Child	23,678	20.4%	7,372	10.7%	12,860	38.7%	156	39.0%	556	9.4%	2,734	37.4%	4,669	36.0%
No Related Child	14,673	12.7%	9,314	13.5%	4,371	13.1%	44	11.0%	363	6.1%	581	8.0%	1,083	8.3%
NonFamily Households	112,537	100.0%	89,564	100.0%	16,829	100.0%	278	100.0%	3,757	100.0%	2,109	100.0%	5,429	100.0%
H.H. Living Alone	81,212	72.2%	63,437	70.8%	13,696	81.4%	217	78.1%	2,484	66.1%	1,378	65.3%	3,498	64.4%
H.H. Not Liv. Alone	31,325	27.8%	26,127	29.2%	3,133	18.6%	61	21.9%	1,273	33.9%	731	34.7%	1,931	35.6%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	115,927	100.0%	57,043	100.0%	58,884	100.0%
Married-Couple Family	67,991	58.6%	29,953	52.5%	38,038	64.6%
Other Family	47,936	41.4%	27,090	47.5%	20,846	35.4%
Male Householder, No Wife Present	9,585	8.3%	3,326	5.8%	6,259	10.6%
Female Householder, No Husband Present	38,351	33.1%	23,764	41.7%	14,587	24.8%
NonFamily Households	112,537	100.0%	527	100.0%	112,010	100.0%
Male Householder	52,786	46.9%	307	58.3%	52,479	46.9%
Female Householder	59,751	53.1%	220	41.7%	59,531	53.1%

P26. Household Type (Universe: Households)

All Households	228,464
Households with 1 or More Non-Relatives	41,366
Households with No Non-Relatives	187,098

Note: The population counts set forth herein are subject to possible correction for undercount or overcount. The U.S. Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. For more information see definitions and notes.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-17
Area Name: Boston city
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Minor Civil Division

County:Suffolk MCD:005

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	250,863
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	250,863

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	250,863	100.0%
Occupied	228,464	91.1%
Owner Occupied	70,544	28.1%
Renter Occupied	157,920	63.0%
Vacant	22,399	8.9%
For Rent	13,352	5.3%
For Sale Only	1,914	0.8%
Rented or Sold, Not Occupied	2,291	0.9%
For Seasonal, Recreational Or Occasional Use	870	0.3%
For Migrant Workers	17	0.0%
Other Vacant	3,955	1.6%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	1,104,565	4.40
Occupied	1,013,386	4.44
Owner Occupied	419,829	5.95
Renter Occupied	593,557	3.76
Vacant	91,179	4.07
For Rent	49,529	3.71
For Sale Only	8,837	4.62
Rented or Sold/Not Occupied	11,195	4.89
For Seasonal, Recreational Or Occasional Use	2,955	3.40
For Migrant Workers	68	4.00
Other Vacant	18,595	4.70

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	228,464	100.0%	70,544	100.0%	157,920	100.0%
White	158,614	69.4%	55,680	78.9%	102,934	65.2%
Black	50,099	21.9%	11,565	16.4%	38,534	24.4%
American Indian Eskimo or Aleut	678	0.3%	134	0.2%	544	0.3%
Asian or Pacific Islander	9,660	4.2%	1,882	2.7%	7,778	4.9%
Other Race	9,413	4.1%	1,283	1.8%	8,130	5.1%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	210,054	100.0%	18,410	100.0%	2,386	100.0%	16,024	100.0%
White	151,610	72.2%	7,004	38.0%	1,019	42.7%	5,985	37.4%
Black	47,059	22.4%	3,040	16.5%	423	17.7%	2,617	16.3%
Amer.Indian/ Esk./Aleut	577	0.3%	101	0.5%	14	0.6%	87	0.5%
Asian/Pacific Islander	9,438	4.5%	222	1.2%	37	1.6%	185	1.2%
Other Race	1,370	0.7%	8,043	43.7%	893	37.4%	7,150	44.6%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	228,464	100.0%	70,544	100.0%	157,920	100.0%
15 to 24 Years	23,165	10.1%	1,327	1.9%	21,838	13.8%
25 to 34 Years	63,002	27.6%	11,869	16.8%	51,133	32.4%
35 to 44 Years	45,470	19.9%	15,829	22.4%	29,641	18.8%
45 to 54 Years	28,571	12.5%	11,930	16.9%	16,641	10.5%
55 to 64 Years	25,133	11.0%	11,674	16.5%	13,459	8.5%
65 to 74 Years	23,777	10.4%	10,540	14.9%	13,237	8.4%
75 Years & over	19,346	8.5%	7,375	10.5%	11,971	7.6%

Note: The population counts set forth herein are subject to possible correction for undercount or overcount. The U.S. Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. For more information see definitions and notes.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-18
Area Name: Boston city
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Minor Civil Division

County:Suffolk MCD:005

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	228,464	100.0%	70,544	100.0%	157,920	100.0%
1 Person	81,212	35.5%	19,394	27.5%	61,818	39.1%
2 Persons	67,339	29.5%	21,734	30.8%	45,605	28.9%
3 Persons	34,005	14.9%	11,243	15.9%	22,762	14.4%
4 Persons	23,443	10.3%	8,878	12.6%	14,565	9.2%
5 Persons	12,276	5.4%	5,033	7.1%	7,243	4.6%
6 Persons	5,775	2.5%	2,349	3.3%	3,426	2.2%
7 or more Persons	4,414	1.9%	1,913	2.7%	2,501	1.6%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	541,434	186,045	355,389
Persons per Unit	2.37	2.64	2.25
Percentage of Persons	100.0%	34.4%	65.6%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	133,979	58.6%	49,660	70.4%	84,319	53.4%
0.51 to 1.00	78,767	34.5%	18,823	26.7%	59,944	38.0%
1.01 to 1.50	8,835	3.9%	1,460	2.1%	7,375	4.7%
1.51 to 2.00	5,063	2.2%	479	0.7%	4,584	2.9%
2.01 or More	1,820	0.8%	122	0.2%	1,698	1.1%
Total	228,464	100.0%	70,544	100.0%	157,920	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	14,707	5.9%
2 Rooms	25,767	10.3%
3 Rooms	47,123	18.8%
4 Rooms	50,086	20.0%
5 Rooms	50,694	20.2%
6 Rooms	32,279	12.9%
7 Rooms	13,053	5.2%
8 Rooms	6,722	2.7%
9 or more Rooms	10,432	4.2%
Total	250,863	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	1,555	6.9%
Not Boarded-Up	20,844	93.1%
Vacant, Usual Home Elsewhere	1,278	5.7%
All Other Vacant	21,121	94.3%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	22,399	100.0%	13,352	100.0%	1,914	100.0%	7,133	100.0%
Less Than 2 Months	5,701	25.5%	3,747	28.1%	195	10.2%	1,759	24.7%
2 to 6 Months	8,149	36.4%	5,583	41.8%	688	35.9%	1,878	26.3%
6 or More Months	8,549	38.2%	4,022	30.1%	1,031	53.9%	3,496	49.0%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	157,435	100.0%	132,330	100.0%	25,105	100.0%
With Cash Rent	155,144	98.5%	130,636	98.7%	24,508	97.6%
Meals Included in Rent	673	0.4%	573	0.4%	100	0.4%
No Meals Included in Rent	154,471	98.1%	130,063	98.3%	24,408	97.2%
No Cash Rent	2,291	1.5%	1,694	1.3%	597	2.4%

Note: The population counts set forth herein are subject to possible correction for undercount or overcount. The U.S. Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. For more information see definitions and notes.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

EAST BOSTON

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

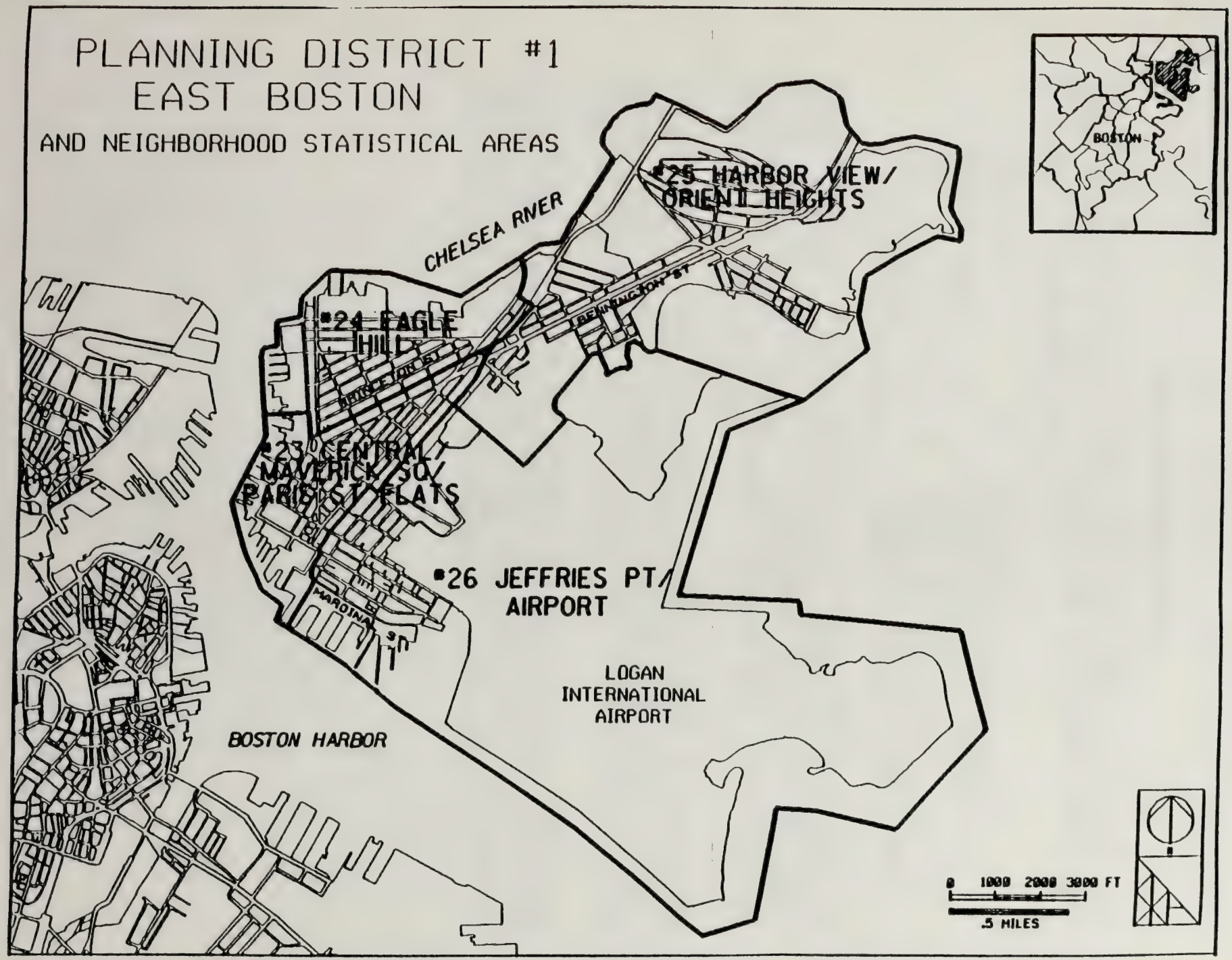
City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
Francis X. O'Brien, Co-Vice Chairman
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary


PLANNING DISTRICT #1
EAST BOSTON
AND NEIGHBORHOOD STATISTICAL AREAS
BOSTON
#25 HARBOR VIEW/
ORIENT HEIGHTS
CHELSEA RIVER
BEMINGTON ST
#24 EAGLE
HILL
BORDER ST
#23 CENTRAL/
MAVERICK SQ/
PARIS ST FLATS
#26 JEFFRIES PT/
AIRPORT
MARGINAL ST
LOGAN
INTERNATIONAL
AIRPORT
BOSTON HARBOR
0 1000 2000 3000 FT
.5 MILES

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	**Housing**
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (1) EAST BOSTON PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	32,941	Population Percent of City:	5.7
Total Land Area (in Sq. Mi.):	4.51	Land Area Percent of City:	9.2
Population Density (per SqMi):	7,304	Density Ratio to City Average	0.63

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(1) EAST BOSTON	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio2
Total Population	32,178	100.0%	32,941	100.0%	763	2.4%	1.00
White1	31,564	98.1	28,651	87.0	(2,913)	-9.2	1.38
Black	128	0.4	829	2.5	701	547.7	0.10
Native Americans	51	0.2	116	0.4	65	127.5	1.07
Asian + Pac.Islndrs	118	0.4	1,313	4.0	1,195	1012.7	0.75
Other Race	317	1.0	2,020	6.1	1,703	537.2	1.03
Hispanic Origin	942	2.9	5,802	17.6	4,860	515.9	1.63
White	725	2.3	3,674	11.2	2,949	406.8	2.89
Black	7	0.0	127	0.4	120	1714.3	0.22
All other	210	0.7	2,001	6.1	1,791	852.9	1.17
All Minorities	1,339	4.2	7,964	24.2	6,625	494.8	0.59
White, Non-Hisp.	30,839	95.8	24,977	75.8	(5,862)	-19.0	1.29
Black, Non-Hisp.	121	0.4	702	2.1	581	480.2	0.09

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(1) EAST BOSTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	32,178	100.0%	32,941	100.0%	763	2.4%	1.00
0- 4 years	1,641	5.1	2,288	6.9	647	39.4	1.09
5-14	3,938	12.2	3,427	10.4	(511)	-13.0	1.05
15-24	5,788	18.0	5,088	15.4	(700)	-12.1	0.76
25-34	4,643	14.4	6,900	20.9	2,257	48.6	0.91
35-44	3,065	9.5	4,187	12.7	1,122	36.6	0.93
45-54	3,628	11.3	2,845	8.6	(783)	-21.6	1.06
55-64	4,279	13.3	2,933	8.9	(1,346)	-31.5	1.26
65-74	3,176	9.9	3,007	9.1	(169)	-5.3	1.46
75-84	1,490	4.6	1,751	5.3	261	17.5	1.39
85 +	530	1.6	503	1.5	(27)	-5.1	1.07

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(1) EAST BOSTON

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	32,178	31,564	121	118	375	942
0- 4 years	1,641	1,580	11	2	48	84
5-17	5,530	5,363	42	23	102	248
18-64	19,811	19,455	64	84	208	561
65 +	5,196	5,166	4	9	17	49
1990, Total:	32,941	28,651	829	1,313	2,136	5,802
0- 4 years	2,288	1,748	161	150	229	600
5-17	4,370	3,448	170	343	409	921
18-64	21,010	18,299	484	772	1,455	4,144
65 +	5,261	5,156	14	48	43	137
Abs. Change,'90-'80:	763	(2,913)	708	1,195	1,761	4,860
0- 4 years	647	168	150	148	181	516
5-17	(1,160)	(1,915)	128	320	307	673
18-64	1,199	(1,156)	420	688	1,247	3,583
65 +	65	(10)	10	39	26	88
Pct. Change,'90-'80:	2.4%	-9.2%	585.1%	1012.7%	469.6%	515.9%
0- 4 years	39.4	10.6	1363.6	7400.0	377.1	614.3
5-17	-21.0	-35.7	304.8	1391.3	301.0	271.4
18-64	6.1	-5.9	656.3	819.0	599.5	638.7
65 +	1.3	-0.2	250.0	433.3	152.9	179.6

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

EAST BOSTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	14,552	100.0%	14,812	100.0%	260	1.8%	1.00
Occupied total:	12,955	89.0	13,418	90.6	463	3.6	0.99
Owner occupied	3,901	26.8	3,930	26.5	29	0.7	0.94
Renter occupied	9,054	62.2	9,488	64.1	434	4.8	1.02
Vacant total:	1,597	11.0	1,394	9.4	(203)	-12.7	1.05
For sale only	21	0.1	91	0.6	70	333.3	0.81
For rent	827	5.7	798	5.4	(29)	-3.5	1.01
All other vacant DUs	749	5.1	502	3.4	(247)	-33.0	1.19

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

EAST BOSTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	12,955	100.0%	13,414	100.0%	459	3.5%	0.99
White1	12,759	98.5	12,199	90.9	(560)	-4.4	1.30
Black	33	0.3	270	2.0	237	718.2	0.09
American Indian, Eskimo, or Aleut	14	0.1	33	0.2	19	135.7	0.82
Asian or Pacific Islander	43	0.3	340	2.5	297	690.7	0.60
Other race	106	0.8	572	4.3	466	439.6	1.03
Hispanic Origin	310	2.4	1,661	12.4	1,351	435.8	1.54
White, Hisp. origin	244	1.9	1,063	7.9	819	335.7	2.59
Black, Hisp. origin	2	0.0	37	0.3	35	1750.0	0.21
All others, Hisp. origin	64	0.5	561	4.2	497	776.6	N/A
All minorities	440	3.4	2,278	17.0	1,838	417.7	0.50
White, Non-Hispanic	12,515	96.6	11,136	83.0	(1,379)	-11.0	1.25
Black, Non-Hispanic	31	0.2	233	1.7	202	651.6	0.08

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
EAST BOSTON	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	3,926	3,927	1	0.0%	9,029	9,487	458	5.1%
White1	3,877	3,852	(25)	-0.6	8,882	8,347	(535)	-6.0
Black	8	5	(3)	-37.5	25	265	240	960.0
American Indian, Eskimo, or Aleut	9	1	(8)	-88.9	5	32	27	540.0
Asian or Pacific Islander	7	37	30	428.6	36	303	267	741.7
Other race	25	32	7	28.0	81	540	459	566.7
Hispanic Origin	45	122	77	171.1	265	1,539	1,274	480.8
White, Hisp. origin	55	89	34	61.8	189	974	785	415.3
Black, Hisp. origin	2	1	(1)	-50.0	0	36	36	N/A
All others, Hisp. origin	(12)	32	44	-366.7	76	529	453	596.1
All minorities	104	164	60	57.7	336	2,114	1,778	529.2
White, Non-Hispanic	3,822	3,763	(59)	-1.5	8,693	7,373	(1,320)	-15.2
Black, Non-Hispanic	6	4	(2)	-33.3	25	229	204	816.0

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
EAST BOSTON	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Occupied housing units:	13,419	3,930	9,489	100.0%	100.0%	100.0%	100.0%	29.3%	70.7
Age of Householder:									
15 to 24 years	939	54	885	7.0	1.4	9.3	100.0	5.8	94.2
25 to 34 years	3,031	392	2,639	22.6	10.0	27.8	100.0	12.9	87.1
35 to 44 years	2,325	565	1,760	17.3	14.4	18.5	100.0	24.3	75.7
45 to 54 years	1,717	609	1,108	12.8	15.5	11.7	100.0	35.5	64.5
55 to 64 years	1,789	806	983	13.3	20.5	10.4	100.0	45.1	54.9
65 to 74 years	2,022	870	1,152	15.1	22.1	12.1	100.0	43.0	57.0
75 years and over	1,596	634	962	11.9	16.1	10.1	100.0	39.7	60.3

Source: 1990 US Census STF1 Counts, Tables H12.

P 1: (2) CHARLESTOWN PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	14,718	Population Percent of City:	2.6
Total Land Area (in Sq. Mi.):	1.37	Land Area Percent of City:	2.8
Population Density (per SqMi):	10,743	Density Ratio to City Average	0.92

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(2) CHARLESTOWN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	13,364	100.0%	14,718	100.0%	1,354	10.1%	1.00
White1	13,118	98.2	14,120	95.9	1,002	7.5	1.53
Black	26	0.2	109	0.7	83	0.6	0.03
Native Americans	20	0.1	49	0.3	29	0.2	1.01
Asian + Pac.Islndrs	127	1.0	327	2.2	200	1.5	0.42
Other Race	73	0.5	113	0.8	40	0.3	0.13
Hispanic Origin	124	0.9	310	2.1	186	1.4	0.20
White	84	0.6	193	1.3	109	0.8	0.34
Black	2	0.0	3	0.0	1	0.0	0.01
All other	38	0.3	114	0.8	76	0.6	0.15
All Minorities	330	2.5	791	5.4	461	139.7	0.13
White, Non-Hisp.	13,034	97.5	13,927	94.6	893	6.7	1.60
Black, Non-Hisp.	24	0.2	106	0.7	82	0.6	0.03

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

REPORT #91-13
Area Name: East Boston
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1. Persons/Area/Density

Total Persons	32,941
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	32,941	100.0%
Female	16,764	50.9%
Male	16,177	49.1%

P7. Race (Universe: Persons)

	Number	PCT
Total	32,941	100.0%
White	28,647	87.0%
Black	835	2.5%
American Indian, Eskimo, or Aleut	116	0.4%
American Indian	116	0.4%
Eskimo	0	0.0%
Aleut	0	0.0%
Asian or Pacific Isl.	1,315	4.0%
Asian	1,302	4.0%
Chinese	402	1.2%
Filipino	28	0.1%
Japanese	11	0.0%
Asian Indian	64	0.2%
Korean	13	0.0%
Vietnamese	499	0.7%
Cambodian	240	0.7%
Hmong	0	0.0%
Laotian	0	0.0%
Thai	12	0.0%
Other Asian	33	0.1%
Pacific Islander	13	0.0%
Polynesian	2	0.0%
Hawaiian	1	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	1	0.0%
Micronesian	11	0.0%
Guamanian	11	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	2,028	6.2%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	32,941	100.0%	27,137	100.0%	5,804	100.0%
White	28,647	87.0%	24,977	92.0%	3,670	63.2%
Black	835	2.5%	702	2.6%	133	2.3%
American Indian, Eskimo or Aleut	116	0.4%	84	0.3%	32	0.6%
Asian or Pacific Islander	1,315	4.0%	1,260	4.6%	55	0.9%
Other Race	2,028	6.2%	113	0.4%	1,914	33.0%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	32,941	100.0%
Not of Hispanic Origin	27,137	82.4%
Hispanic Origin	5,804	17.6%
Mexican	436	1.3%
Puerto Rican	830	2.5%
Cuban	57	0.2%
Other Hispanic	4,481	13.6%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	384	100.0%
Persons in Institutions:	187	48.7%
Correctional Insts.	0	0.0%
Nursing Homes	187	48.7%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	197	51.3%
College Dormitories	0	0.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	27	7.0%
Visible in Street Locales	3	0.8%
Other Non-Institutional Group Quarters	167	43.5%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	27.50	29.10	26.10
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	32,941	16,764	16,177
Under 1	429	208	220
1 - 2	1,007	479	527
3 - 4	852	411	443
5	395	190	204
6	404	185	218
7 to 9	1,103	500	603
10 - 11	671	305	367
12 - 13	566	268	297
14	290	139	151
15	295	118	176
16	292	147	142
17	360	188	172
18	403	174	230
19	499	223	277
20	557	281	274
21	564	263	301
22 - 24	2,126	1,000	1,122
25 - 29	3,771	1,790	1,979
30 - 34	3,133	1,455	1,676
35 - 39	2,249	1,083	1,165
40 - 44	1,939	1,011	928
45 - 49	1,553	812	739
50 - 54	1,295	673	621
55 - 59	1,361	743	618
60 - 61	599	340	260
62 - 64	971	530	442
65 - 69	1,609	921	688
70 - 74	1,399	847	551
75 - 79	1,105	695	409
80 - 84	645	431	216
85 & over	502	342	161

REPORT #91-14
Area Name: East Boston
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 32,941 All Females: 16,764 All Males: 16,177

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	28,647	14,767	835	395	116	62	1,314	622	2,028	918
Under 1	343	172	22	9	3	3	17	10	43	14
1 - 2	763	369	77	36	12	3	59	25	95	46
3 - 4	642	302	62	28	6	3	74	38	70	40
5	313	155	21	8	4	1	30	14	26	12
6	328	162	17	5	3	1	24	9	31	8
7 to 9	851	389	43	20	10	4	99	45	100	42
10 - 11	527	242	27	11	3	2	48	21	67	29
12 - 13	453	214	18	7	3	1	47	28	44	18
14	230	117	12	5	2	0	28	8	18	9
15	219	92	16	8	1	1	27	9	31	8
16	241	126	9	2	3	2	15	5	21	12
17	286	152	7	2	3	2	25	11	39	21
18	330	144	8	5	2	0	25	11	39	14
19	411	184	7	3	0	0	34	15	48	21
20	452	233	17	9	2	2	19	10	65	27
21	476	217	14	9	1	1	23	12	50	24
22 - 24	1,754	844	69	36	7	3	71	28	221	89
25 - 29	3,146	1,491	124	65	25	20	122	63	352	151
30 - 34	2,652	1,240	106	51	10	4	141	65	222	95
35 - 39	1,945	935	50	22	3	2	111	58	139	66
40 - 44	1,710	892	34	15	5	1	81	45	109	58
45 - 49	1,413	748	21	10	1	1	57	26	59	27
50 - 54	1,195	623	18	11	0	0	45	20	36	19
55 - 59	1,297	703	5	4	2	2	26	10	31	24
60 - 61	580	328	4	2	1	1	8	4	7	5
62 - 64	938	511	7	3	1	1	9	6	17	9
65 - 69	1,563	896	3	0	0	0	23	16	20	9
70 - 74	1,371	832	5	2	2	1	8	2	12	10
75 - 79	1,085	686	2	2	0	0	13	4	4	3
80 - 84	641	429	1	0	0	0	3	1	2	1
85 & over	496	339	3	1	1	0	1	1	2	1
Under 65										
0-4	1,748	843	161	73	21	9	150	73	208	100
5-17	3,448	1,649	170	68	32	14	343	150	377	159
5-11	2,019	948	108	44	20	8	201	89	224	91
12-14	683	331	30	12	5	1	75	36	62	27
15-17	746	370	32	12	7	5	67	25	91	41
18-64	18,299	9,093	484	245	60	38	772	373	1,395	629
18-44	12,876	6,180	429	215	55	33	627	307	1,245	545
45-64	5,423	2,913	55	30	5	5	145	66	150	84
Other Age Groups										
16+	23,982	12,553	514	254	69	43	860	413	1,495	686
18+	23,455	12,275	498	250	63	39	820	397	1,435	653
62+	6,094	3,693	21	8	4	2	57	30	57	33
65+	5,156	3,182	14	5	3	1	48	24	40	24

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	5,804	2,504
Under 1	141	63
1 - 2	275	130
3 - 4	184	91
5	73	43
6	92	32
7 to 9	244	105
10 - 11	136	67
12 - 13	105	42
14	52	24
15	62	21
16	61	30
17	96	46
18	112	44
19	139	50
20	183	90
21	168	63
22 - 24	619	235
25 - 29	1,024	420
30 - 34	705	264
35 - 39	420	184
40 - 44	304	139
45 - 49	198	94
50 - 54	106	54
55 - 59	86	49
60 - 61	22	10
62 - 64	58	29
65 - 69	43	25
70 - 74	44	29
75 - 79	29	18
80 - 84	12	8
85 & over	9	6
Under 65		
0-4	600	284
5-17	921	410
5-11	545	247
12-14	157	66
15-17	219	97
18-64	4,144	1,725
18-44	3,674	1,489
45-64	470	236
Other Age Groups		
16+	4,438	1,887
18+	4,281	1,811
62+	195	115
65+	137	86

Report #91-16
Area Name: East Boston
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P16.Household Size and Type (Universe: Households)

	Households
1 Person	4,420
Male Householder	1,764
Female Householder	2,656
2 or More Persons	8,997
Family Households	8,082
Married Couple Family	4,981
With related children	2,005
No related children	2,976
Other Family	3,101
Male Householder,No Wife Pres.	777
With related children	250
No related children	527
Female Householder, No Husband present	2,324
With related children	1,385
No related children	939
Non-Family Households	915
Male Householder	574
Female Householder	341

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	4,916	36.6%	2,222	2,607	87
No Persons 60 Years and over	8,501	63.4%	2,199	5,474	828
1 or more Persons 65 Years & over	3,923	29.2%	1,875	1,980	68
No Persons 65 Years and over	9,494	70.8%	2,546	6,101	847

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	4,421	33.0%	33.0%	N/A	N/A	4,421	82.9%
2 Persons	3,915	29.2%	62.1%	3,255	40.3%	660	12.4%
3 Persons	2,164	16.1%	78.3%	2,013	24.9%	151	2.8%
4 Persons	1,596	11.9%	90.2%	1,536	19.0%	60	1.1%
5 Persons	793	5.9%	96.1%	765	9.5%	28	0.5%
6 Persons	318	2.4%	98.4%	308	3.8%	10	0.2%
7 or more Persons	208	1.6%	100.0%	203	2.5%	5	0.1%
Total Households	13,417	100.0%	----	8,080	100.0%	5,335	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	8,082	100.0%	7,143	100.0%	185	100.0%	32	100.0%	274	100.0%	441	100.0%	1,223	100.0%
Married Couple Fam	4,981	61.6%	4,526	63.4%	49	26.5%	11	34.4%	174	63.5%	220	49.9%	606	49.6%
With Rela. Child	2,005	24.8%	1,685	23.6%	31	16.8%	6	18.8%	131	47.8%	152	34.5%	391	32.0%
No Related Child	2,976	36.8%	2,841	39.8%	18	9.7%	5	15.6%	43	15.7%	68	15.4%	215	17.6%
Other Family	3,101	38.4%	2,617	36.6%	136	73.5%	21	65.6%	100	36.5%	221	50.1%	617	50.4%
Male Householder														
No Wife present	777	9.6%	638	8.9%	16	8.6%	2	6.3%	33	12.0%	84	19.0%	249	20.4%
With Rela. Child	250	3.1%	180	2.5%	8	4.3%	0	0.0%	17	6.2%	43	9.8%	109	8.9%
No related Child	527	6.5%	458	6.4%	8	4.3%	2	6.3%	16	5.8%	41	9.3%	140	11.4%
Female Householder														
No Husb present	2,324	28.8%	1,979	27.7%	120	64.9%	19	59.4%	67	24.5%	137	31.1%	368	30.1%
With Rela. Child	1,385	17.1%	1,091	15.3%	113	61.1%	16	50.0%	56	20.4%	109	24.7%	288	23.5%
No Related Child	939	11.6%	888	12.4%	7	3.8%	3	9.4%	11	4.0%	28	6.3%	80	6.5%
NonFamily Households	5,335	100.0%	5,056	100.0%	83	100.0%	1	100.0%	60	100.0%	133	100.0%	443	100.0%
H.H. Living Alone	4,420	82.8%	4,248	84.0%	58	69.9%	1	100.0%	43	71.7%	70	52.6%	214	48.3%
H.H. Not Liv. Alone	915	17.2%	808	16.0%	25	30.1%	0	0.0%	17	28.3%	63	47.4%	229	51.7%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	8,082	100.0%	3,666	100.0%	4,414	100.0%
Married-Couple Family	4,981	61.6%	2,014	54.9%	2,967	67.2%
Other Family	3,101	38.4%	1,652	45.1%	1,447	32.8%
Male Householder, No Wife Present	777	9.6%	261	7.1%	516	11.7%
Female Householder, No Husband Present	2,324	28.8%	1,391	37.9%	931	21.1%
NonFamily Households	5,335	100.0%	30	100.0%	5,305	100.0%
Male Householder	2,338	43.8%	15	50.0%	2,322	43.8%
Female Householder	2,997	56.2%	15	50.0%	2,983	56.2%

P26. Household Type (Universe: Households)

All Households	13,416
Households with 1 or More Non-Relatives	1,602
Households with No Non-Relatives	11,814

Report #91-17
Area Name: East Boston
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	14,810
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	14,810

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	14,810	100.0%
Occupied	13,417	90.6%
Owner Occupied	3,930	26.5%
Renter Occupied	9,488	64.1%
Vacant	1,394	9.4%
For Rent	798	5.4%
For Sale Only	91	0.6%
Rented or Sold, Not Occupied	66	0.4%
For Seasonal, Recreational Or Occasional Use	11	0.1%
For Migrant Workers	0	0.0%
Other Vacant	425	2.9%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	68,248	4.61
Occupied	61,994	4.62
Owner Occupied	23,081	5.87
Renter Occupied	38,913	4.10
Vacant	6,254	4.49
For Rent	3,361	4.21
For Sale Only	480	5.27
Rented or Sold/Not Occupied	316	4.79
For Seasonal, Recreational Or Occasional Use	52	4.73
For Migrant Workers	0	***.**
Other Vacant	2,048	4.82

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	13,417	100.0%	3,927	100.0%	9,487	100.0%
White	12,200	90.9%	3,852	98.1%	8,347	88.0%
Black	270	2.0%	5	0.1%	265	2.8%
American Indian Eskimo or Aleut	33	0.2%	1	0.0%	32	0.3%
Asian or Pacific Islander	340	2.5%	37	0.9%	303	3.2%
Other Race	574	4.3%	32	0.8%	540	5.7%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
			Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	11,754	100.0%	1,663	100.0%	122	100.0%	1,539	100.0%
White	11,136	94.7%	1,064	64.0%	89	73.0%	974	63.3%
Black	233	2.0%	37	2.2%	1	0.8%	36	2.3%
Amer.Indian/ Esk./Aleut	22	0.2%	11	0.7%	0	0.0%	11	0.7%
Asian/Pacific Islander	326	2.8%	14	0.8%	5	4.1%	9	0.6%
Other Race	37	0.3%	537	32.3%	27	22.1%	509	33.1%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	13,417	100.0%	3,930	100.0%	9,489	100.0%
15 to 24 Years	939	7.0%	54	1.4%	885	9.3%
25 to 34 Years	3,031	22.6%	392	10.0%	2,639	27.8%
35 to 44 Years	2,325	17.3%	565	14.4%	1,760	18.5%
45 to 54 Years	1,717	12.8%	609	15.5%	1,108	11.7%
55 to 64 Years	1,789	13.3%	806	20.5%	983	10.4%
65 to 74 Years	2,022	15.1%	870	22.1%	1,152	12.1%
75 Years & over	1,596	11.9%	634	16.1%	962	10.1%

Report #91-18
Area Name: East Boston
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	13,417	100.0%	3,930	100.0%	9,488	100.0%
1 Person	4,421	33.0%	1,094	27.8%	3,327	35.1%
2 Persons	3,916	29.2%	1,259	32.0%	2,657	28.0%
3 Persons	2,164	16.1%	679	17.3%	1,486	15.7%
4 Persons	1,596	11.9%	492	12.5%	1,104	11.6%
5 Persons	794	5.9%	266	6.8%	527	5.6%
6 Persons	319	2.4%	96	2.4%	223	2.4%
7 or more Persons	207	1.5%	42	1.1%	165	1.7%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	32,557	9,838	22,718
Persons per Unit	78.03	79.23	76.82
Percentage of Persons	100.0%	30.2%	69.8%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	8,149	60.7%	2,798	71.2%	5,351	56.4%
0.51 to 1.00	4,320	32.2%	1,055	26.8%	3,266	34.4%
1.01 to 1.50	530	4.0%	57	1.5%	472	5.0%
1.51 to 2.00	251	1.9%	15	0.4%	236	2.5%
2.01 or More	168	1.3%	4	0.1%	164	1.7%
Total	13,417	100.0%	3,930	100.0%	9,488	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	331	2.2%
2 Rooms	799	5.4%
3 Rooms	2,491	16.8%
4 Rooms	3,768	25.4%
5 Rooms	4,100	27.7%
6 Rooms	1,921	13.0%
7 Rooms	591	4.0%
8 Rooms	239	1.6%
9 or more Rooms	569	3.8%
Total	14,810	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	143	10.3%
Not Boarded-Up	1,250	89.7%
Vacant, Usual Home Elsewhere	21	1.5%
All Other Vacant	1,373	98.5%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,394	100.0%	799	100.0%	92	100.0%	504	100.0%
Less Than 2 Months	260	18.7%	209	26.2%	6	6.5%	45	8.9%
2 to 6 Months	445	31.9%	315	39.4%	38	41.3%	92	18.3%
6 or More Months	690	49.5%	275	34.4%	48	52.2%	367	72.8%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	9,456	100.0%	7,355	100.0%	2,101	100.0%
With Cash Rent	9,275	98.1%	7,242	98.5%	2,033	96.8%
Meals Included in Rent	39	0.4%	35	0.5%	4	0.2%
No Meals Included in Rent	9,236	97.7%	7,207	98.0%	2,029	96.6%
No Cash Rent	181	1.9%	113	1.5%	68	3.2%

Report #91-19
Area Name: East Boston
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	983	100.0%
Less than $15,000	5	0.5%
$ 15,000 to $ 19,999	1	0.1%
$ 20,000 to $ 24,999	2	0.2%
$ 25,000 to $ 29,999	1	0.1%
$ 30,000 to $ 34,999	4	0.4%
$ 35,000 to $ 39,999	3	0.3%
$ 40,000 to $ 44,999	7	0.7%
$ 45,000 to $ 49,999	6	0.6%
$ 50,000 to $ 59,999	14	1.4%
$ 60,000 to $ 74,999	36	3.7%
$ 75,000 to $ 99,999	110	11.2%
$100,000 to $124,999	179	18.2%
$125,000 to $149,999	165	16.8%
$150,000 to $174,999	182	18.5%
$175,000 to $199,999	127	12.9%
$200,000 to $249,999	94	9.6%
$250,000 to $299,999	32	3.3%
$300,000 to $399,999	9	0.9%
$400,000 to $499,999	5	0.5%
$500,000 or more	3	0.3%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	9,457	100.0%
With Cash rent	9,276	98.1%
Less than $100	260	2.7%
$ 100 to $ 149	849	9.0%
$ 150 to $ 199	571	6.0%
$ 200 to $ 249	628	6.6%
$ 250 to $ 299	486	5.1%
$ 300 to $ 349	693	7.3%
$ 350 to $ 399	567	6.0%
$ 400 to $ 449	868	9.2%
$ 450 to $ 499	720	7.6%
$ 500 to $ 549	1,010	10.7%
$ 550 to $ 599	643	6.8%
$ 600 to $ 649	750	7.9%
$ 650 to $ 699	426	4.5%
$ 700 to $ 749	304	3.2%
$ 750 to $ 999	448	4.7%
$1,000 or more	53	0.6%
No Cash Rent	181	1.9%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	983	$ 146,867,501	$ 149,407
White	974	$ 145,637,500	$ 149,525
Black	0		**,***,***
American Indian, Eskimo or Aleut	0		**,***,***
Asian or Pacific Islander	4	$ 465,000	$ 116,250
Other Race	6	$ 765,000	$ 127,500
Not of Hispanic Origin	960	$ 143,600,001	$ 149,583
Hispanic Origin	23	$ 3,267,500	$ 142,065

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 85,430
Median Value	$ 107,812
Upper Value Quartile	$ 133,023

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	9,276	$ 3,958,279	$ 427
White	8,139	$ 3,397,744	$ 417
Black	264	$ 123,030	$ 466
American Indian, Eskimo or Aleut	32	$ 17,137	$ 536
Asian or Pacific Islander	303	$ 130,728	$ 431
Other Race	537	$ 289,640	$ 539
Not of Hispanic Origin	7,748	$ 3,139,579	$ 405
Hispanic Origin	1,528	$ 818,700	$ 536

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 251
Median Contract Rent	$ 365
Upper Contract Rent Quartile	$ 472

Report #91-20
Area Name: East Boston
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	3,930	$ 628,806,399	$ 160,002
Single Unit	1,042	$ 155,337,500	$ 149,076
1, Detached	764	$ 118,342,000	$ 154,898
1, Attached	278	$ 36,995,500	$ 133,077
Multi Unit	2,865	$ 470,019,899	$ 164,056
2	1,124	$ 181,208,499	$ 161,218
3 or more	1,741	$ 288,811,400	$ 165,888
Mobile Home or Trailer	1	$ 162,500	$ 162,500
Other	22	$ 3,286,500	$ 149,386

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	20
Specified Vacant For Rent	798
All Other Vacants	575

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 2,805,000
Average Price Asked	$ 140,250

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 401,195
Average Rent Asked	$ 503

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	14,810	100.0%	1,394	100.0%	13,417	100.0%	3,930	100.0%	9,488	100.0%
Single Unit	1,623	11.0%	86	6.2%	1,538	11.5%	1,042	26.5%	496	5.2%
1, Detached	946	6.4%	48	3.4%	898	6.7%	764	19.4%	134	1.4%
1, Attached	677	4.6%	38	2.7%	640	4.8%	278	7.1%	362	3.8%
Multi Unit	13,076	88.3%	1,302	93.4%	11,773	87.7%	2,865	72.9%	8,908	93.9%
2	2,806	18.9%	268	19.2%	2,538	18.9%	1,124	28.6%	1,414	14.9%
3 or 4	7,463	50.4%	709	50.9%	6,754	50.3%	1,590	40.5%	5,164	54.4%
5 to 9	1,163	7.9%	138	9.9%	1,025	7.6%	86	2.2%	939	9.9%
10 to 19	720	4.9%	52	3.7%	667	5.0%	64	1.6%	603	6.4%
20 to 49	511	3.5%	133	9.5%	378	2.8%	1	0.0%	377	4.0%
50 or more	413	2.8%	2	0.1%	411	3.1%	0	0.0%	411	4.3%
Mobile Home or Trailer	2	0.0%	0	0.0%	2	0.0%	1	0.0%	1	0.0%
Other	110	0.7%	5	0.4%	105	0.8%	22	0.6%	83	0.9%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	32,557	2.43	9,838	2.50	22,718	2.39
Single Unit	4,262	2.77	2,913	2.80	1,349	2.72
1, Detached	2,534	2.82	2,166	2.84	368	2.75
1, Attached	1,728	2.70	747	2.69	981	2.71
Multi Unit	28,069	2.38	6,867	2.40	21,202	2.38
2	6,117	2.41	2,815	2.50	3,302	2.34
3 or 4	16,616	2.46	3,757	2.36	12,859	2.49
5 to 9	2,444	2.38	179	2.08	2,265	2.41
10 to 19	1,696	2.54	115	1.80	1,581	2.62
20 to 49	681	1.80	1	1.00	680	1.80
50 or more	515	1.25	0	*,***.**	515	1.25
Mobile Home or Trailer	7	3.50	3	3.00	4	4.00
Other	215	2.05	54	2.45	161	1.94

CHARLESTOWN

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

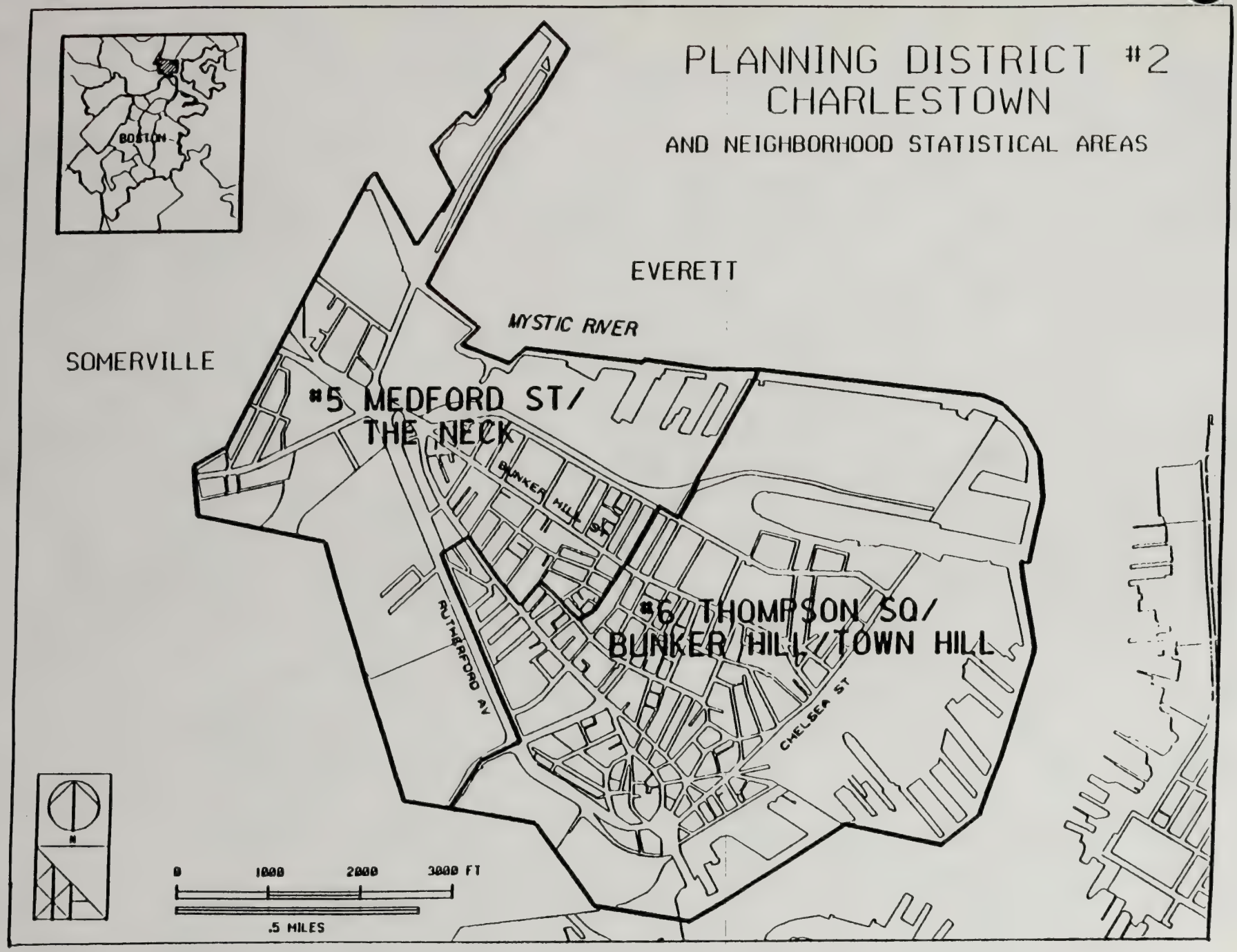
City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
Francis X. O'Brien, Co-Vice Chairman
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary


PLANNING DISTRICT #2
CHARLESTOWN
AND NEIGHBORHOOD STATISTICAL AREAS
BOSTON
EVERETT
MYSTIC RIVER
SOMERVILLE
#5 MEDFORD ST/
THE NECK
BUNKER HILL
#6 THOMPSON SQ/
BUNKER HILL/TOWN HILL
RUTHERFORD AV
CHELSEA ST
N
0
1000
2000
3000 FT
.5 MILES

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (2) CHARLESTOWN PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	14,718	Population Percent of City:	2.6
Total Land Area (in Sq. Mi.):	1.37	Land Area Percent of City:	2.8
Population Density (per SqMi):	10,743	Density Ratio to City Average	0.92

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(2) CHARLESTOWN	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio2
Total Population	13,364	100.0%	14,718	100.0%	1,354	10.1%	1.00
White1	13,118	98.2	14,120	95.9	1,002	7.6	1.53
Black	26	0.2	109	0.7	83	319.2	0.03
Native Americans	20	0.1	49	0.3	29	145.0	1.01
Asian + Pac.Islndrs	127	1.0	327	2.2	200	157.5	0.42
Other Race	73	0.5	113	0.8	40	54.8	0.13
Hispanic Origin	124	0.9	310	2.1	186	150.0	0.20
White	84	0.6	193	1.3	109	129.8	0.34
Black	2	0.0	3	0.0	1	50.0	0.01
All other	38	0.3	114	0.8	76	200.0	0.15
All Minorities	330	2.5	791	5.4	461	139.7	0.13
White, Non-Hisp.	13,034	97.5	13,927	94.6	893	6.9	1.60
Black, Non-Hisp.	24	0.2	106	0.7	82	341.7	0.03

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(2) CHARLESTOWN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	13,364	100.0%	14,718	100.0%	1,354	10.1%	1.00
0- 4 years	703	5.3	861	5.8	158	22.5	0.92
5-14	1,716	12.8	1,183	8.0	(533)	-31.1	0.81
15-24	2,631	19.7	2,165	14.7	(466)	-17.7	0.72
25-34	2,460	18.4	4,075	27.7	1,615	65.7	1.20
35-44	1,412	10.6	2,156	14.6	744	52.7	1.08
45-54	1,447	10.8	1,357	9.2	(90)	-6.2	1.13
55-64	1,336	10.0	1,311	8.9	(25)	-1.9	1.26
65-74	1,067	8.0	991	6.7	(76)	-7.1	1.08
75-84	475	3.6	497	3.4	22	4.6	0.89
85 +	117	0.9	122	0.8	5	4.3	0.58

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(2) CHARLESTOWN

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	13,364	13,118	18	127	101	124
0- 4 years	703	693	0	4	6	17
5-17	2,437	2,375	4	34	24	26
18-64	8,565	8,406	14	83	62	74
65 +	1,659	1,644	0	6	9	7
1990, Total:	14,718	14,120	109	327	162	310
0- 4 years	861	789	15	41	16	37
5-17	1,541	1,415	21	72	33	68
18-64	10,706	10,326	71	205	104	193
65 +	1,610	1,590	2	9	9	12
Abs. Change, '90-'80:	1,354	1,002	91	200	61	186
0- 4 years	158	96	15	37	10	20
5-17	(896)	(960)	17	38	9	42
18-64	2,141	1,920	57	122	42	119
65 +	(49)	(54)	2	3	0	5
Pct. Change, '90-'80:	10.1%	7.6%	505.6%	157.5%	60.4%	150.0%
0- 4 years	22.5	13.9	N/A	925.0	166.7	117.6
5-17	-36.8	-40.4	425.0	111.8	37.5	161.5
18-64	25.0	22.8	407.1	147.0	67.7	160.8
65 +	-3.0	-3.3	N/A	50.0	0.0	71.4

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin

2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

CHARLESTOWN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	6,121	100.0%	7,752	100.0%	1,631	26.6%	1.00
Occupied total:	5,252	85.8	6,841	88.2	1,589	30.3	0.97
Owner occupied	1,685	27.5	2,259	29.1	574	34.1	1.04
Renter occupied	3,567	58.3	4,582	59.1	1,015	28.5	0.94
Vacant total:	869	14.2	911	11.8	42	4.8	1.32
For sale only	18	0.3	43	0.6	25	138.9	0.73
For rent	523	8.5	571	7.4	48	9.2	1.38
All other vacant DUs	328	5.4	297	3.8	(31)	-9.5	1.35

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

CHARLESTOWN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	5,252	100.0%	6,841	100.0%	1,589	30.3%	0.97
White1	5,172	98.5	6,635	97.0	1,463	28.3	1.35
Black	7	0.1	35	0.5	28	400.0	0.02
American Indian, Eskimo, or Aleut	9	0.2	14	0.2	5	55.6	0.67
Asian or Pacific Islander	39	0.7	111	1.6	72	184.6	0.37
Other race	25	0.5	46	0.7	21	84.0	0.16
Hispanic Origin	43	0.8	106	1.5	63	146.5	0.19
White, Hisp. origin	31	0.6	58	0.8	27	87.1	0.28
Black, Hisp. origin	0	0.0	3	0.0	3	N/A	0.03
All others, Hisp. origin	12	0.2	45	0.7	33	275.0	N/A
All minorities	111	2.1	264	3.9	153	137.8	0.11
White, Non-Hispanic	5,141	97.9	6,577	96.1	1,436	27.9	1.45
Black, Non-Hispanic	7	0.1	32	0.5	25	357.1	0.02

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

CHARLESTOWN	OWNER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent	RENTER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent
Occupied housing units	1,685	2,259	574	34.1%	3,567	4,582	1,015	28.5%
White1	1,673	2,236	563	33.7	3,499	4,399	900	25.7
Black	1	1	0	0.0	6	34	28	466.7
American Indian, Eskimo, or Aleut	4	2	(2)	-50.0	5	12	7	140.0
Asian or Pacific Islander	5	15	10	200.0	34	96	62	182.4
Other race	2	5	3	150.0	23	41	18	78.3
Hispanic Origin	8	18	10	125.0	35	88	53	151.4
White, Hisp. origin	9	12	3	33.3	22	46	24	109.1
Black, Hisp. origin	0	0	0	N/A	0	3	3	N/A
All others, Hisp. origin	(1)	6	7	-700.0	13	39	26	200.0
All minorities	21	35	14	66.7	90	229	139	154.4
White, Non-Hispanic	1,664	2,224	560	33.7	3,477	4,353	876	25.2
Black, Non-Hispanic	1	1	0	0.0	6	31	25	416.7

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

CHARLESTOWN	Occupied Housing Units Total	Owner	Renter	Column Distribution Total	Owner	Renter	Row Distribution Total	Owner	Renter
Occupied housing units:	6,841	2,259	4,582	100.0%	100.0%	100.0%	100.0%	33.0%	67.0%
Age of Householder:									
15 to 24 years	404	12	392	5.9	0.5	8.6	100.0	3.0	97.0
25 to 34 years	2,114	445	1,669	30.9	19.7	36.4	100.0	21.1	78.9
35 to 44 years	1,372	546	826	20.1	24.2	18.0	100.0	39.8	60.2
45 to 54 years	884	401	483	12.9	17.8	10.5	100.0	45.4	54.6
55 to 64 years	866	384	482	12.7	17.0	10.5	100.0	44.3	55.7
65 to 74 years	721	275	446	10.5	12.2	9.7	100.0	38.1	61.9
75 years and over	480	196	284	7.0	8.7	6.2	100.0	40.8	59.2

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Charlestown
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	14,718
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	14,718	100.0%
Female	7,923	53.8%
Male	6,795	46.2%

P7. Race (Universe: Persons)

	Number	PCT
Total	14,718	100.0%
White	14,120	95.9%
Black	109	0.7%
American Indian, Eskimo, or Aleut	49	0.3%
American Indian	48	0.3%
Eskimo	0	0.0%
Aleut	1	0.0%
Asian or Pacific Isl.	327	2.2%
Asian	325	2.2%
Chinese	157	1.1%
Filipino	69	0.5%
Japanese	10	0.1%
Asian Indian	5	0.0%
Korean	9	0.1%
Vietnamese	61	0.0%
Cambodian	6	0.0%
Hmong	0	0.0%
Laotian	0	0.0%
Thai	1	0.0%
Other Asian	7	0.0%
Pacific Islander	2	0.0%
Polynesian	2	0.0%
Hawaiian	0	0.0%
Samoan	2	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	0	0.0%
Guamanian	0	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	113	0.8%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	14,718	100.0%	14,408	100.0%	310	100.0%
White	14,120	95.9%	13,927	96.7%	193	62.3%
Black	109	0.7%	106	0.7%	3	1.0%
American Indian, Eskimo or Aleut	49	0.3%	49	0.3%	0	0.0%
Asian or Pacific Islander	327	2.2%	316	2.2%	11	3.5%
Other Race	113	0.8%	10	0.1%	103	33.2%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	14,718	100.0%
Not of Hispanic Origin	14,408	97.9%
Hispanic Origin	310	2.1%
Mexican	22	0.1%
Puerto Rican	108	0.7%
Cuban	22	0.1%
Other Hispanic	158	1.1%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	252	100.0%
Persons in Institutions:	0	0.0%
Correctional Insts.	0	0.0%
Nursing Homes	0	0.0%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	252	100.0%
College Dormitories	0	0.0%
Military Dormitories	170	67.5%
Emergency Shelters For Homeless	0	0.0%
Visible in Street Locales	1	0.4%
Other Non-Institutional Group Quarters	81	32.1%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	33.10	31.60	33.50
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	14,718	7,923	6,795
Under 1	142	70	72
1 - 2	401	184	217
3 - 4	318	161	157
5	141	67	74
6	125	58	67
7 to 9	358	169	189
10 - 11	230	96	134
12 - 13	212	99	113
14	117	59	58
15	101	46	55
16	128	66	62
17	129	60	69
18	133	64	69
19	173	87	86
20	195	97	98
21	185	96	89
22 - 24	1,121	643	478
25 - 29	2,383	1,359	1,024
30 - 34	1,692	888	804
35 - 39	1,197	640	557
40 - 44	959	495	464
45 - 49	713	379	334
50 - 54	644	316	328
55 - 59	652	350	302
60 - 61	298	157	141
62 - 64	361	186	175
65 - 69	544	314	230
70 - 74	447	278	169
75 - 79	313	195	118
80 - 84	184	151	33
85 & over	122	93	29

REPORT #91-14
Area Name: Charlestown
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 14,718 All Females: 7,923 All Males: 6,795

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	14,120	7,629	109	44	49	28	327	162	113	60
Under 1	131	67	3	1	0	0	5	1	3	1
1 - 2	367	165	4	3	2	0	23	13	5	3
3 - 4	291	148	8	4	2	1	13	5	4	3
5	128	59	1	1	1	0	11	7	0	0
6	113	50	4	2	0	0	5	4	3	2
7 to 9	328	153	4	3	0	0	20	8	6	5
10 - 11	216	92	2	0	4	2	8	2	0	0
12 - 13	194	92	5	2	3	1	7	3	3	1
14	111	56	1	0	0	0	4	2	1	1
15	84	40	3	2	1	1	10	1	3	2
16	119	59	0	0	2	2	4	2	3	3
17	122	57	1	0	3	1	3	2	0	0
18	128	64	0	0	1	0	3	0	1	0
19	165	84	3	0	1	1	3	1	1	1
20	186	93	5	1	0	0	1	0	3	3
21	173	90	3	1	2	2	7	3	0	0
22 - 24	1,081	623	9	4	4	2	21	10	6	4
25 - 29	2,317	1,330	17	6	3	2	29	17	17	4
30 - 34	1,620	850	10	6	7	3	36	20	19	9
35 - 39	1,135	606	9	3	5	3	36	21	12	7
40 - 44	928	484	9	2	1	1	18	6	3	2
45 - 49	693	370	1	0	0	0	17	8	2	1
50 - 54	623	302	3	0	3	2	10	8	5	4
55 - 59	636	342	0	0	2	2	11	5	3	1
60 - 61	291	152	1	1	1	1	5	3	0	0
62 - 64	350	180	1	1	0	0	8	4	2	1
65 - 69	533	309	1	0	1	1	5	3	4	1
70 - 74	443	277	0	0	0	0	1	0	3	1
75 - 79	310	193	0	0	0	0	2	2	1	0
80 - 84	183	150	1	1	0	0	0	0	0	0
85 & over	121	92	0	0	0	0	1	1	0	0
Under 65										
0-4	789	380	15	8	4	1	41	19	12	7
5-17	1,415	658	21	10	14	7	72	31	19	14
5-11	785	354	11	6	5	2	44	21	9	7
12-14	305	148	6	2	3	1	11	5	4	2
15-17	325	156	4	2	6	4	17	5	6	5
18-64	10,326	5,570	71	25	30	19	205	106	74	37
18-44	7,733	4,224	65	23	24	14	154	78	62	30
45-64	2,593	1,346	6	2	6	5	51	28	12	7
Other Age Groups										
16+	12,157	6,707	74	26	36	23	221	116	85	42
18+	11,916	6,591	73	26	31	20	214	112	82	39
62+	1,940	1,201	3	2	1	1	17	10	10	3
65+	1,590	1,021	2	1	1	1	9	6	8	2

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	310	160
Under 1	5	2
1 - 2	16	10
3 - 4	16	7
5	3	1
6	5	3
7 to 9	26	18
10 - 11	8	5
12 - 13	8	3
14	5	1
15	7	3
16	5	5
17	1	1
18	2	0
19	3	3
20	6	4
21	4	2
22 - 24	20	13
25 - 29	36	13
30 - 34	44	18
35 - 39	22	14
40 - 44	10	9
45 - 49	11	4
50 - 54	14	8
55 - 59	15	6
60 - 61	1	1
62 - 64	5	3
65 - 69	3	1
70 - 74	7	1
75 - 79	2	1
80 - 84	0	0
85 & over	0	0
Under 65		
0-4	37	19
5-17	68	40
5-11	42	27
12-14	13	4
15-17	13	9
18-64	[illegible]	[illegible]
18-44	147	76
45-64	[illegible]	[illegible]
Other Age Groups		
16+	211	[illegible]
18+	205	[illegible]
62+	17	6
65+	12	3

Report #91-15
Area Name: Charlestown
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families	
Total Persons	14,718
Persons in Households	14,466
Total Households	6,841
Persons Per Household	2.11
Persons In Families	9,508
Total Families	3,147
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	12,674	100.0%	6,960	100.0%	5,714	100.0%
Never Married	5,954	47.0%	3,179	45.7%	2,775	48.6%
Now Married, Except Separated	4,288	33.8%	2,092	30.1%	2,196	38.4%
Separated	378	3.0%	244	3.5%	134	2.3%
Widowed	998	7.9%	822	11.8%	176	3.1%
Divorced	1,056	8.3%	623	9.0%	433	7.6%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	14,718	100.0%
In Households	14,466	98.3%
In Family Households	9,652	65.6%
Householder	3,147	21.4%
Spouse	1,954	13.3%
Child	3,756	25.5%
Natural-Born/Adopted	3,702	25.2%
Step	54	0.4%
Grandchild	186	1.3%
Other Relatives	465	3.2%
Non-Relatives	144	1.0%
In NonFamily Households	4,814	32.7%
Householder Liv. Alone	2,818	19.1%
Householder Not Alone	876	6.0%
Non-Relatives	1,120	7.6%
In Group Quarters	252	1.7%
Institutionalized	0	0.0%
Others in Group Quarters	252	1.7%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	2,402	100.0%
In Households	2,402	100.0%
Householder or Spouse	2	0.1%
Own Child	2,195	91.4%
In Married Couple Family	1,280	53.3%
In Other Family	915	38.1%
Male Householder, No Wife Present	49	2.0%
Female Householder, No Husband Present	866	36.1%
Other Relatives	180	7.5%
Non-Relatives	25	1.0%
In Group Quarters	0	0.0%
Institutionalized	0	0.0%
Other persons in Group Quarters	0	0.0%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	1,610	100.0%
In Households	1,601	99.4%
In Family Households	870	54.0%
Householder	497	30.9%
Spouse	224	13.9%
Other Relative	141	8.8%
Non-Relative	8	0.5%
In NonFamily Households	731	45.4%
Male Householder	177	11.0%
Living Alone	173	10.7%
Not Living Alone	4	0.2%
Female Householder	527	32.7%
Living Alone	516	32.0%
Not Living Alone	11	0.7%
Non-Relatives	27	1.7%
In Group Quarters	9	0.6%
Institutionalized	0	0.0%
Others in Group Quarters	9	0.6%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	2,402*	2,402*	2,195	180	25	0	0	0
Under 3 years	543	543	487	53	3	0	0	0
3 to 4 years	318	318	295	20	3	0	0	0
5 years	141	141	133	7	1	0	0	0
6 to 11 years	713	713	650	56	7	0	0	0
12 to 13 years	212	212	200	10	2	0	0	0
14 years	117	117	108	9	0	0	0	0
15 to 17 years	358*	358*	322	25	9	0	0	0
% Under 3 years	22.6%	22.6%	22.2%	29.4%	12.0%	***.*%	***.*%	***.*%
% 3 and 4 years	13.2%	13.2%	13.4%	11.1%	12.0%	***.*%	***.*%	***.*%
% 5 years	5.9%	5.9%	6.1%	3.9%	4.0%	***.*%	***.*%	***.*%
% 6 to 11 years	29.7%	29.7%	29.6%	31.1%	28.0%	***.*%	***.*%	***.*%
% 12 to 13 years	8.8%	8.8%	9.1%	5.6%	8.0%	***.*%	***.*%	***.*%
% 14 years	4.9%	4.9%	4.9%	5.0%	0.0%	***.*%	***.*%	***.*%
% 15 to 17 years	14.9%*	14.9%*	14.7%	13.9%	36.0%	***.*%	***.*%	***.*%

*Includes 2 Householders and Spouses under 18 not shown separately.

Report #91-16
Area Name: Charlestown
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P16. Household Size and Type (Universe: Households)

	Households
1 Person	2,818
Male Householder	1,137
Female Householder	1,681
2 or More Persons	4,023
Family Households	3,147
Married Couple Family	1,954
With related children	733
No related children	1,221
Other Family	1,193
Male Householder, No Wife Pres.	206
With related children	48
No related children	158
Female Householder, No Husband present	987
With related children	555
No related children	432
Non-Family Households	876
Male Householder	388
Female Householder	488

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	1,775	25.9%	894	843	38
No Persons 60 Years and over	5,066	74.1%	1,924	2,304	838
1 or more Persons 65 Years & over	1,309	19.1%	689	594	26
No Persons 65 Years and over	5,532	80.9%	2,129	2,553	850

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	2,818	41.2%	41.2%	N/A	N/A	2,818	76.3%
2 Persons	2,107	30.8%	72.0%	1,429	45.4%	678	18.4%
3 Persons	902	13.2%	85.2%	743	23.6%	159	4.3%
4 Persons	583	8.5%	93.7%	548	17.4%	35	0.9%
5 Persons	273	4.0%	97.7%	271	8.6%	2	0.1%
6 Persons	105	1.5%	99.2%	104	3.3%	1	0.0%
7 or more Persons	53	0.8%	100.0%	52	1.7%	1	0.0%
Total Households	6,841	100.0%	----	3,147	100.0%	3,694	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	3,147	100.0%	3,019	100.0%	19	100.0%	9	100.0%	75	100.0%	25	100.0%	55	100.0%
Married Couple Fam	1,954	62.1%	1,893	62.7%	3	15.8%	3	33.3%	47	62.7%	8	32.0%	23	41.8%
With Rela. Child	733	23.3%	692	22.9%	1	5.3%	3	33.3%	31	41.3%	6	24.0%	13	23.6%
No Related Child	1,221	38.8%	1,201	39.8%	2	10.5%	0	0.0%	16	21.3%	2	8.0%	10	18.2%
Other Family	1,193	37.9%	1,126	37.3%	16	84.2%	6	66.7%	28	37.3%	17	68.0%	32	58.2%
Male Householder														
No Wife present	206	6.5%	189	6.3%	2	10.5%	1	11.1%	10	13.3%	4	16.0%	9	16.4%
With Rela. Child	48	1.5%	37	1.2%	1	5.3%	0	0.0%	6	8.0%	4	16.0%	5	9.1%
No related Child	158	5.0%	152	5.0%	1	5.3%	1	11.1%	4	5.3%	0	0.0%	4	7.3%
Female Householder														
No Husb present	987	31.4%	937	31.0%	14	73.7%	5	55.6%	18	24.0%	13	52.0%	23	41.8%
With Rela. Child	555	17.6%	512	17.0%	14	73.7%	5	55.6%	13	17.3%	11	44.0%	19	34.5%
No Related Child	432	13.7%	425	14.1%	0	0.0%	0	0.0%	5	6.7%	2	8.0%	4	7.3%
NonFamily Households	3,694	100.0%	3,616	100.0%	16	100.0%	5	100.0%	36	100.0%	21	100.0%	51	100.0%
H.H. Living Alone	2,818	76.3%	2,763	76.4%	14	87.5%	4	80.0%	24	66.7%	13	61.9%	33	64.7%
H.H. Not Liv. Alone	876	23.7%	853	23.6%	2	12.5%	1	20.0%	12	33.3%	8	38.1%	18	35.3%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	3,147	100.0%	1,341	100.0%	1,806	100.0%
Married-Couple Family	1,954	62.1%	736	54.9%	1,218	67.4%
Other Family	1,193	37.9%	605	45.1%	588	32.6%
Male Householder, No Wife Present	206	6.5%	48	3.6%	158	8.7%
Female Householder, No Husband Present	987	31.4%	557	41.5%	430	23.8%
NonFamily Households	3,694	100.0%	7	100.0%	3,687	100.0%
Male Householder	1,525	41.3%	4	57.1%	1,521	41.3%
Female Householder	2,169	58.7%	3	42.9%	2,166	58.7%

P26. Household Type (Universe: Households)

All Households	6,841
Households with 1 or More Non-Relatives	999
Households with No Non-Relatives	5,842

Report #91-17
Area Name: Charlestown
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	7,752
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	7,752

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	7,752	100.0%
Occupied	6,841	88.2%
Owner Occupied	2,259	29.1%
Renter Occupied	4,582	59.1%
Vacant	911	11.8%
For Rent	571	7.4%
For Sale Only	43	0.6%
Rented or Sold, Not Occupied	176	2.3%
For Seasonal, Recreational Or Occasional Use	21	0.3%
For Migrant Workers	0	0.0%
Other Vacant	100	1.3%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	35,542	4.58
Occupied	31,692	4.63
Owner Occupied	13,836	6.12
Renter Occupied	17,856	3.90
Vacant	3,850	4.23
For Rent	2,215	3.88
For Sale Only	195	4.53
Rented or Sold/Not Occupied	853	4.85
For Seasonal, Recreational Or Occasional Use	84	4.00
For Migrant Workers	0	***.**
Other Vacant	503	5.03

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	6,841	100.0%	2,259	100.0%	4,582	100.0%
White	6,635	97.0%	2,236	99.0%	4,399	96.0%
Black	35	0.5%	1	0.0%	34	0.7%
American Indian Eskimo or Aleut	14	0.2%	2	0.1%	12	0.3%
Asian or Pacific Islander	111	1.6%	15	0.7%	96	2.1%
Other Race	46	0.7%	5	0.2%	41	0.9%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	6,735	100.0%	106	100.0%	18	100.0%	88	100.0%
White	6,577	97.7%	58	54.7%	12	66.7%	46	52.3%
Black	32	0.5%	3	2.8%	0	0.0%	3	3.4%
Amer.Indian/ Esk./Aleut	14	0.2%	0	0.0%	0	0.0%	0	0.0%
Asian/Pacific Islander	107	1.6%	4	3.8%	2	11.1%	2	2.3%
Other Race	5	0.1%	41	38.7%	4	22.2%	37	42.0%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	6,841	100.0%	2,259	100.0%	4,582	100.0%
15 to 24 Years	404	5.9%	12	0.5%	392	8.6%
25 to 34 Years	2,114	30.9%	445	19.7%	1,669	36.4%
35 to 44 Years	1,372	20.1%	546	24.2%	826	18.0%
45 to 54 Years	884	12.9%	401	17.8%	483	10.5%
55 to 64 Years	866	12.7%	384	17.0%	482	10.5%
65 to 74 Years	721	10.5%	275	12.2%	446	9.7%
75 Years & over	480	7.0%	196	8.7%	284	6.2%

Report #91-18
Area Name: Charlestown
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	6,841	100.0%	2,259	100.0%	4,582	100.0%
1 Person	2,818	41.2%	743	32.9%	2,075	45.3%
2 Persons	2,107	30.8%	728	32.2%	1,379	30.1%
3 Persons	902	13.2%	323	14.3%	579	12.6%
4 Persons	583	8.5%	256	11.3%	327	7.1%
5 Persons	273	4.0%	134	5.9%	139	3.0%
6 Persons	105	1.5%	46	2.0%	59	1.3%
7 or more Persons	53	0.8%	29	1.3%	24	0.5%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	14,466	5,359	9,107
Persons per Unit	42.44	46.38	38.50
Percentage of Persons	100.0%	37.0%	63.0%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	4,869	71.2%	1,776	78.6%	3,093	67.5%
0.51 to 1.00	1,822	26.6%	461	20.4%	1,361	29.7%
1.01 to 1.50	109	1.6%	16	0.7%	93	2.0%
1.51 to 2.00	31	0.5%	5	0.2%	26	0.6%
2.01 or More	10	0.1%	1	0.0%	9	0.2%
Total	6,841	100.0%	2,259	100.0%	4,582	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	127	1.6%
2 Rooms	536	6.9%
3 Rooms	1,735	22.4%
4 Rooms	1,998	25.8%
5 Rooms	1,555	20.1%
6 Rooms	771	9.9%
7 Rooms	347	4.5%
8 Rooms	257	3.3%
9 or more Rooms	426	5.5%
Total	7,752	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	21	2.3%
Not Boarded-Up	890	97.7%
Vacant, Usual Home Elsewhere	40	4.4%
All Other Vacant	871	95.6%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	911	100.0%	571	100.0%	43	100.0%	297	100.0%
Less Than 2 Months	128	14.1%	94	16.5%	1	2.3%	33	11.1%
2 to 6 Months	302	33.2%	201	35.2%	20	46.5%	81	27.3%
6 or More Months	481	52.8%	276	48.3%	22	51.2%	183	61.6%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	4,568	100.0%	3,843	100.0%	725	100.0%
With Cash Rent	4,504	98.6%	3,797	98.8%	707	97.5%
Meals Included in Rent	14	0.3%	10	0.3%	4	0.6%
No Meals Included in Rent	4,490	98.3%	3,787	98.5%	703	97.0%
No Cash Rent	64	1.4%	46	1.2%	18	2.5%

Report #91-19
Area Name: Charlestown
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	976	100.0%
Less than $15,000	5	0.5%
$ 15,000 to $ 19,999	1	0.1%
$ 20,000 to $ 24,999	3	0.3%
$ 25,000 to $ 29,999	3	0.3%
$ 30,000 to $ 34,999	3	0.3%
$ 35,000 to $ 39,999	1	0.1%
$ 40,000 to $ 44,999	0	0.0%
$ 45,000 to $ 49,999	1	0.1%
$ 50,000 to $ 59,999	3	0.3%
$ 60,000 to $ 74,999	14	1.4%
$ 75,000 to $ 99,999	57	5.8%
$100,000 to $124,999	83	8.5%
$125,000 to $149,999	105	10.8%
$150,000 to $174,999	175	17.9%
$175,000 to $199,999	148	15.2%
$200,000 to $249,999	143	14.7%
$250,000 to $299,999	78	8.0%
$300,000 to $399,999	82	8.4%
$400,000 to $499,999	36	3.7%
$500,000 or more	35	3.6%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	4,568	100.0%
With Cash rent	4,504	98.6%
Less than $100	98	2.1%
$ 100 to $ 149	547	12.0%
$ 150 to $ 199	331	7.2%
$ 200 to $ 249	277	6.1%
$ 250 to $ 299	139	3.0%
$ 300 to $ 349	162	3.5%
$ 350 to $ 399	197	4.3%
$ 400 to $ 449	284	6.2%
$ 450 to $ 499	167	3.7%
$ 500 to $ 549	300	6.6%
$ 550 to $ 599	177	3.9%
$ 600 to $ 649	221	4.8%
$ 650 to $ 699	166	3.6%
$ 700 to $ 749	148	3.2%
$ 750 to $ 999	647	14.2%
$1,000 or more	643	14.1%
No Cash Rent	64	1.4%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	976	$ 206,149,500	$ 211,219
White	972	$ 204,999,500	$ 210,905
Black	0		**,***,***
American Indian, Eskimo or Aleut	0		**,***,***
Asian or Pacific Islander	4	$ 1,150,000	$ 287,500
Other Race	0		**,***,***
Not of Hispanic Origin	971	$ 204,599,500	$ 210,710
Hispanic Origin	5	$ 1,550,000	$ 310,000

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 131,727
Median Value	$ 169,086
Upper Value Quartile	$ 216,045

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	4,504	$ 2,544,509	$ 565
White	4,325	$ 2,470,679	$ 571
Black	34	$ 12,028	$ 354
American Indian, Eskimo or Aleut	12	$ 2,851	$ 238
Asian or Pacific Islander	93	$ 42,059	$ 452
Other Race	40	$ 16,892	$ 422
Not of Hispanic Origin	4,418	$ 2,500,107	$ 566
Hispanic Origin	86	$ 44,402	$ 516

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 333
Median Contract Rent	$ 482
Upper Contract Rent Quartile	$ 639

Report #91-20
Area Name: Charlestown
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	2,259	$ 475,527,500	$ 210,504
Single Unit	1,034	$ 218,331,000	$ 211,152
1, Detached	275	$ 53,055,000	$ 192,927
1, Attached	759	$ 165,276,000	$ 217,755
Multi Unit	1,185	$ 248,289,000	$ 209,527
2	416	$ 87,589,000	$ 210,550
3 or more	769	$ 160,700,000	$ 208,973
Mobile Home or Trailer	0		**,***,***
Other	40	$ 8,907,500	$ 222,688

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	5
Specified Vacant For Rent	570
All Other Vacants	336

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 1,800,000
Average Price Asked	$ 360,000

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 412,766
Average Rent Asked	$ 724

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	7,752	100.0%	911	100.0%	6,841	100.0%	2,259	100.0%	4,582	100.0%
Single Unit	1,382	17.8%	60	6.6%	1,322	19.3%	1,034	45.8%	288	6.3%
1, Detached	323	4.2%	16	1.8%	307	4.5%	275	12.2%	32	0.7%
1, Attached	1,059	13.7%	44	4.8%	1,015	14.8%	759	33.6%	256	5.6%
Multi Unit	6,254	80.7%	846	92.9%	5,408	79.1%	1,185	52.5%	4,223	92.2%
2	953	12.3%	62	6.8%	891	13.0%	416	18.4%	475	10.4%
3 or 4	2,154	27.8%	251	27.6%	1,903	27.8%	543	24.0%	1,360	29.7%
5 to 9	1,043	13.5%	116	12.7%	927	13.6%	97	4.3%	830	18.1%
10 to 19	622	8.0%	70	7.7%	552	8.1%	37	1.6%	515	11.2%
20 to 49	193	2.5%	13	1.4%	180	2.6%	6	0.3%	174	3.8%
50 or more	1,289	16.6%	334	36.7%	955	14.0%	86	3.8%	869	19.0%
Mobile Home or Trailer	1	0.0%	0	0.0%	1	0.0%	0	0.0%	1	0.0%
Other	115	1.5%	5	0.5%	110	1.6%	40	1.8%	70	1.5%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	14,466	2.11	5,359	2.37	9,107	1.99
Single Unit	3,624	2.74	2,859	2.76	765	2.66
1, Detached	927	3.02	853	3.10	74	2.31
1, Attached	2,697	2.66	2,006	2.64	691	2.70
Multi Unit	10,605	1.96	2,430	2.05	8,175	1.94
2	1,918	2.15	997	2.40	921	1.94
3 or 4	3,448	1.81	1,039	1.91	2,409	1.77
5 to 9	2,045	2.21	156	1.61	1,889	2.28
10 to 19	1,251	2.27	53	1.43	1,198	2.33
20 to 49	383	2.13	10	1.67	373	2.14
50 or more	1,560	1.63	175	2.03	1,385	1.59
Mobile Home or Trailer	1	1.00	0		1	1.00
Other	236	2.15	70	1.75	166	2.37

SOUTH BOSTON

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

City of Boston
Raymond L. Flynn, Mayor

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Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
Francis X. O'Brien, Co-Vice Chairman
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary

CENTRAL BOSTON

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
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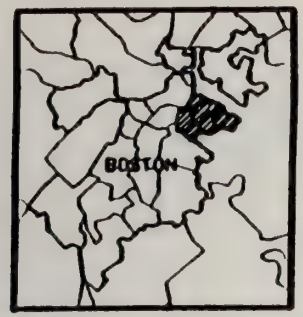
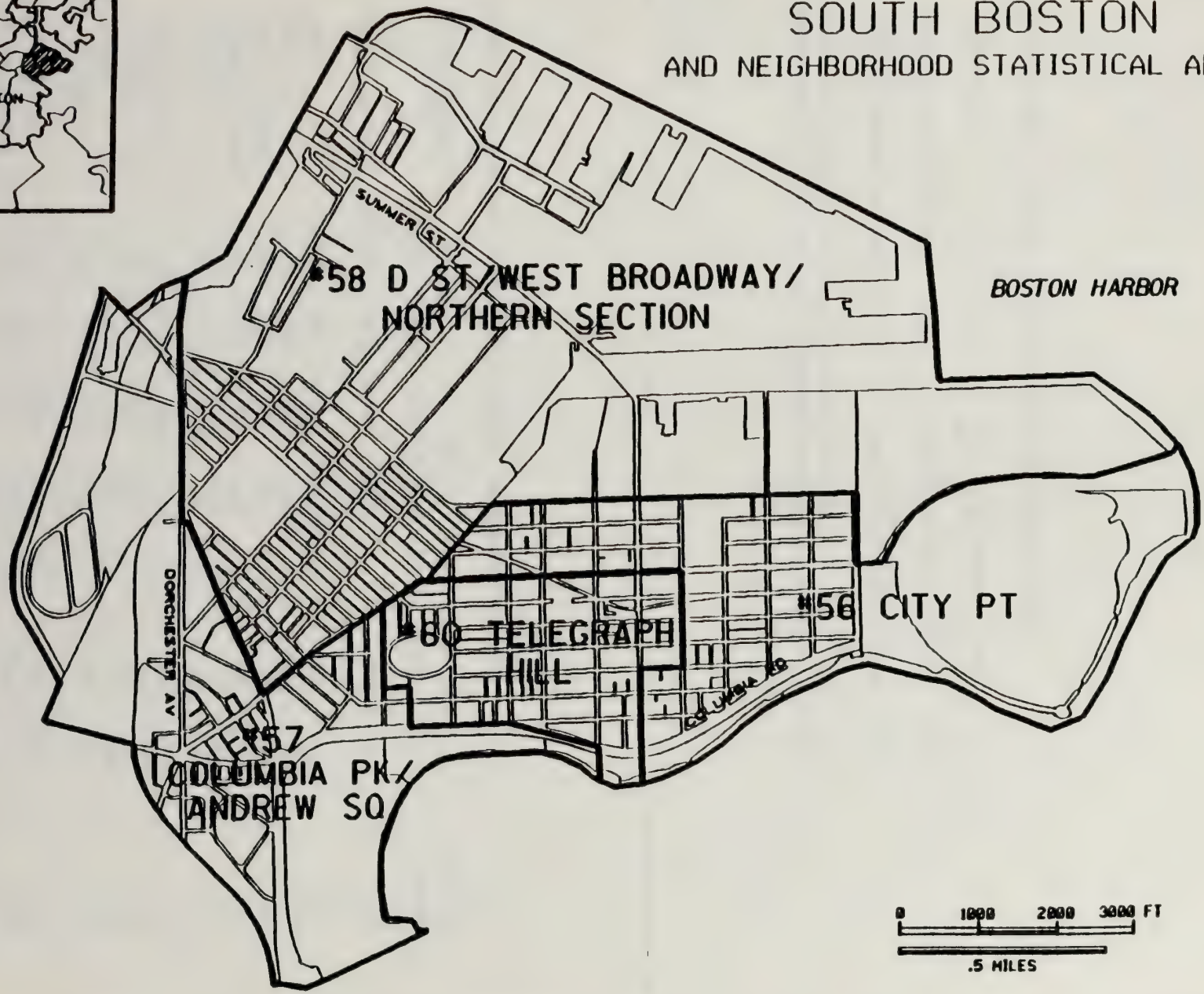
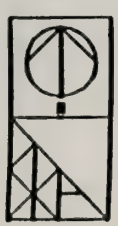
PLANNING DISTRICT #3
SOUTH BOSTON
AND NEIGHBORHOOD STATISTICAL AREAS







P 1: (3) SOUTH BOSTON PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	29,467	Population Percent of City:	5.1
Total Land Area (in Sq. Mi.):	3.13	Land Area Percent of City:	6.4
Population Density (per SqMi):	9,414	Density Ratio to City Average	0.81

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(3) SOUTH BOSTON	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio2
Total Population	30,396	100.0%	29,467	100.0%	(929)	-3.1%	1.00
White1	30,067	98.9	28,372	96.3	(1,695)	-5.6	1.53
Black	15	0.0	288	1.0	273	1820.0	0.04
Native Americans	68	0.2	93	0.3	25	36.8	0.96
Asian + Pac.Islndrs	154	0.5	554	1.9	400	259.7	0.36
Other Race	92	0.3	161	0.5	69	75.0	0.09
Hispanic Origin	160	0.5	439	1.5	279	174.4	0.14
White	134	0.4	245	0.8	111	82.8	0.22
Black	0	0.0	21	0.1	21	ERR	0.04
All other	26	0.1	173	0.6	147	565.4	0.11
All Minorities	463	1.5	1,340	4.5	877	189.4	0.11
White, Non-Hisp.	29,933	98.5	28,127	95.5	(1,806)	-6.0	1.62
Black, Non-Hisp.	15	0.0	267	0.9	252	1680.0	0.04

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(3) SOUTH BOSTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	30,396	100.0%	29,467	100.0%	(929)	-3.1%	1.00
0- 4 years	1,599	5.3	1,700	5.8	101	6.3	0.91
5-14	3,700	12.2	2,852	9.7	(848)	-22.9	0.98
15-24	5,632	18.5	3,996	13.6	(1,636)	-29.0	0.67
25-34	4,344	14.3	6,528	22.2	2,184	50.3	0.96
35-44	2,790	9.2	4,158	14.1	1,368	49.0	1.04
45-54	3,436	11.3	2,767	9.4	(669)	-19.5	1.15
55-64	3,837	12.6	2,891	9.8	(946)	-24.7	1.39
65-74	2,826	9.3	2,695	9.1	(131)	-4.6	1.47
75-84	1,577	5.2	1,399	4.7	(178)	-11.3	1.25
85 +	655	2.2	482	1.6	(173)	-26.4	1.14

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(3) SOUTH BOSTON

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	30,396	30,067	0	154	175	160
0- 4 years	1,599	1,571	0	14	14	17
5-17	5,216	5,147	0	22	47	43
18-64	18,523	18,331	0	96	96	90
65 +	5,058	5,018	0	22	18	10
1990, Total:	29,467	28,372	288	554	254	439
0- 4 years	1,700	1,592	29	49	30	46
5-17	3,653	3,438	58	117	40	49
18-64	19,539	18,799	190	371	179	319
65 +	4,576	4,543	11	17	5	25
Abs. Change,'90-'80:	(929)	(1,695)	288	400	79	279
0- 4 years	101	21	29	35	16	29
5-17	(1,563)	(1,709)	58	95	(7)	6
18-64	1,016	468	190	275	83	229
65 +	(482)	(475)	11	(5)	(13)	15
Pct. Change,'90-'80:	-3.1%	-5.6%	N/A	259.7%	45.1%	174.4%
0- 4 years	6.3	1.3	N/A	250.0	114.3	170.6
5-17	-30.0	-33.2	N/A	431.8	-14.9	14.0
18-64	5.5	2.6	N/A	286.5	86.5	254.4
65 +	-9.5	-9.5	N/A	-22.7	-72.2	150.0

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

SOUTH BOSTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	14,055	100.0%	14,783	100.0%	728	5.2%	1.00
Occupied total:	12,626	89.8	13,081	88.5	455	3.6	0.97
Owner occupied	3,326	23.7	3,958	26.8	632	19.0	0.95
Renter occupied	9,300	66.2	9,123	61.7	(177)	-1.9	0.98
Vacant total:	1,429	10.2	1,702	11.5	273	19.1	1.29
For sale only	19	0.1	137	0.9	118	621.1	1.21
For rent	897	6.4	1039	7.0	142	15.8	1.32
All other vacant DUs	513	3.6	528	3.6	15	2.9	1.26

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

SOUTH BOSTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	12,626	100.0%	13,081	100.0%	455	3.6%	0.97
White1	12,514	99.1	12,733	97.3	219	1.8	1.36
Black	6	0.0	79	0.6	73	1216.7	0.03
American Indian, Eskimo, or Aleut	20	0.2	40	0.3	20	100.0	1.00
Asian or Pacific Islander	49	0.4	179	1.4	130	265.3	0.32
Other race	37	0.3	50	0.4	13	35.1	0.09
Hispanic Origin	58	0.5	156	1.2	98	169.0	0.15
White, Hisp. origin	48	0.4	88	0.7	40	83.3	0.22
Black, Hisp. origin	0	0.0	8	0.1	8	N/A	0.05
All others, Hisp. origin	10	0.1	60	0.5	50	500.0	N/A
All minorities	160	1.3	436	3.3	276	172.5	0.10
White, Non-Hispanic	12,466	98.7	12,645	96.7	179	1.4	1.46
Black, Non-Hispanic	6	0.0	71	0.5	65	1083.3	0.03

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

SOUTH BOSTON	OWNER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent	RENTER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent
Occupied housing units	3,354	3,957	603	18.0%	9,272	9,124	(148)	-1.6%
White1	3,298	3,922	624	18.9	9,216	8,811	(405)	-4.4
Black	6	3	(3)	-50.0	0	76	76	N/A
American Indian, Eskimo, or Aleut	20	7	(13)	-65.0	0	33	33	N/A
Asian or Pacific Islander	13	24	11	84.6	36	155	119	330.6
Other race	17	1	(16)	-94.1	20	49	29	145.0
Hispanic Origin	13	16	3	23.1	45	140	95	211.1
White, Hisp. origin	48	15	(33)	-68.8	0	73	73	N/A
Black, Hisp. origin	0	0	0	N/A	0	8	8	N/A
All others, Hisp. origin	(35)	1	36	-102.9	45	59	14	31.1
All minorities	104	50	(54)	-51.9	56	386	330	589.3
White, Non-Hispanic	3,250	3,907	657	20.2	9,216	8,738	(478)	-5.2
Black, Non-Hispanic	6	3	(3)	-50.0	0	68	68	N/A

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

SOUTH BOSTON	Occupied Housing Units Total	Owner	Renter	Column Distribution Total	Owner	Renter	Row Distribution Total	Owner	Rente
Occupied housing units:	13,084	3,958	9,126	100.0%	100.0%	100.0%	100.0%	30.3%	69.
Age of Householder:									
15 to 24 years	668	58	610	5.1	1.5	6.7	100.0	8.7	91.
25 to 34 years	3,157	622	2,535	24.1	15.7	27.8	100.0	19.7	80.
35 to 44 years	2,455	775	1,680	18.8	19.6	18.4	100.0	31.6	68.
45 to 54 years	1,726	598	1,128	13.2	15.1	12.4	100.0	34.6	65.
55 to 64 years	1,926	698	1,228	14.7	17.6	13.5	100.0	36.2	63.
65 to 74 years	1,888	765	1,123	14.4	19.3	12.3	100.0	40.5	59.
75 years and over	1,264	442	822	9.7	11.2	9.0	100.0	35.0	65.

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: South Boston
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1. Persons/Area/Density

Total Persons	29,467
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	29,467	100.0%
Female	15,445	52.4%
Male	14,021	47.6%

P7. Race (Universe: Persons)

	Number	PCT
Total	29,467	100.0%
White	28,365	96.3%
Black	290	1.0%
American Indian, Eskimo, or Aleut	93	0.3%
American Indian	91	0.3%
Eskimo	2	0.0%
Aleut	0	0.0%
Asian or Pacific Isl.	554	1.9%
Asian	546	1.9%
Chinese	214	0.7%
Filipino	52	0.2%
Japanese	12	0.0%
Asian Indian	8	0.0%
Korean	7	0.0%
Vietnamese	242	0.0%
Cambodian	0	0.0%
Hmong	0	0.0%
Laotian	3	0.0%
Thai	0	0.0%
Other Asian	8	0.0%
Pacific Islander	6	0.0%
Polynesian	5	0.0%
Hawaiian	2	0.0%
Samoan	2	0.0%
Tongan	0	0.0%
Other Polynesian	1	0.0%
Micronesian	1	0.0%
Guamanian	1	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	165	0.6%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons Number	Total Persons PCT	Not Of Hispanic Origin Number	Not Of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	29,467	100.0%	29,026	100.0%	441	100.0%
White	28,365	96.3%	28,127	96.9%	238	54.0%
Black	290	1.0%	267	0.9%	23	5.2%
American Indian, Eskimo or Aleut	93	0.3%	91	0.3%	2	0.5%
Asian or Pacific Islander	554	1.9%	525	1.8%	29	6.6%
Other Race	165	0.6%	17	0.1%	149	33.8%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	29,467	100.0%
Not of Hispanic Origin	29,026	98.5%
Hispanic Origin	441	1.5%
Mexican	29	0.1%
Puerto Rican	157	0.5%
Cuban	17	0.1%
Other Hispanic	238	0.8%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	960	100.0%
Persons in Institutions:	386	40.2%
Correctional Insts.	0	0.0%
Nursing Homes	386	40.2%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	574	59.8%
College Dormitories	0	0.0%
Military Dormitories	48	5.0%
Emergency Shelters For Homeless	282	29.4%
Visible in Street Locales	3	0.3%
Other Non-Institutional Group Quarters	240	25.0%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	28.30	28.10	26.90
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	29,467	15,445	14,021
Under 1	331	166	165
1 - 2	725	368	358
3 - 4	643	316	327
5	347	178	169
6	278	137	140
7 to 9	866	401	465
10 - 11	585	276	309
12 - 13	549	274	275
14	229	114	114
15	247	116	132
16	287	150	137
17	266	146	120
18	320	157	162
19	340	180	160
20	391	205	186
21	473	234	239
22 - 24	1,671	870	802
25 - 29	3,408	1,694	1,714
30 - 34	3,120	1,528	1,592
35 - 39	2,411	1,165	1,246
40 - 44	1,749	836	911
45 - 49	1,456	690	766
50 - 54	1,311	711	600
55 - 59	1,368	742	627
60 - 61	610	340	270
62 - 64	913	517	395
65 - 69	1,459	827	633
70 - 74	1,233	767	468
75 - 79	811	537	275
80 - 84	588	428	159
85 & over	482	377	105

REPORT #91-14
Area Name: South Boston
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 29,467 All Females: 15,445 All Males: 14,021

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	28,365	14,913	290	113	93	52	554	292	165	75
Under 1	311	152	3	1	2	2	10	6	5	5
1 - 2	680	345	10	4	4	3	23	14	9	2
3 - 4	601	290	16	8	3	2	16	11	7	5
5	328	168	8	4	1	0	9	5	1	1
6	257	130	9	0	1	1	8	6	2	0
7 to 9	816	378	12	4	5	2	26	12	7	5
10 - 11	550	258	10	3	1	1	22	12	2	2
12 - 13	516	261	6	3	5	3	18	6	4	1
14	213	104	3	0	0	0	10	9	2	1
15	237	109	3	2	1	1	6	3	1	1
16	266	141	4	1	3	1	12	6	2	1
17	255	141	3	1	1	0	6	3	1	1
18	302	144	4	4	1	0	11	8	1	1
19	323	167	4	2	1	1	9	7	3	3
20	367	190	4	2	0	0	13	9	7	4
21	455	224	3	3	1	0	12	6	2	1
22 - 24	1,589	821	21	10	7	4	38	22	17	13
25 - 29	3,288	1,638	29	15	11	6	57	26	23	9
30 - 34	3,021	1,491	29	7	9	4	48	23	13	3
35 - 39	2,289	1,117	29	7	8	6	63	31	22	4
40 - 44	1,667	796	20	6	6	2	47	30	7	2
45 - 49	1,404	675	11	5	9	5	24	4	8	1
50 - 54	1,270	695	12	5	2	1	20	9	7	1
55 - 59	1,326	717	18	10	5	4	17	10	3	1
60 - 61	600	336	2	0	3	2	3	1	2	1
62 - 64	898	512	4	0	1	0	9	5	0	0
65 - 69	1,443	816	4	2	1	1	10	6	2	2
70 - 74	1,230	765	3	1	1	0	1	1	0	0
75 - 79	808	537	1	0	0	0	3	0	0	0
80 - 84	586	427	0	0	0	0	1	1	0	0
85 & over	476	374	3	2	0	0	2	0	1	1
Under 65										
0-4	1,592	787	29	13	9	7	49	31	21	12
5-17	3,438	1,690	58	18	18	9	117	62	22	13
5-11	1,951	934	39	11	8	4	65	35	12	8
12-14	729	365	9	3	5	3	28	15	6	2
15-17	758	391	10	4	5	2	24	12	4	3
18-64	18,799	9,523	190	76	64	35	371	191	115	44
18-44	13,301	6,588	143	56	44	23	298	162	95	40
45-64	5,498	2,935	47	20	20	12	73	29	20	4
Other Age Groups										
16+	23,863	12,724	208	83	70	37	406	208	121	49
18+	23,342	12,442	201	81	66	36	388	199	118	47
62+	5,441	3,431	15	5	3	1	26	13	3	3
65+	4,543	2,919	11	5	2	1	17	8	3	3

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	441	221
Under 1	11	8
1 - 2	22	10
3 - 4	13	9
5	4	0
6	3	0
7 to 9	13	9
10 - 11	7	4
12 - 13	9	4
14	1	0
15	3	2
16	7	3
17	2	1
18	6	5
19	7	5
20	12	7
21	13	9
22 - 24	40	25
25 - 29	54	30
30 - 34	43	18
35 - 39	43	15
40 - 44	32	13
45 - 49	27	9
50 - 54	21	10
55 - 59	11	5
60 - 61	4	1
62 - 64	6	4
65 - 69	13	6
70 - 74	4	1
75 - 79	5	5
80 - 84	2	1
85 & over	1	1
Under 65		
0-4	46	27
5-17	49	23
5-11	27	13
12-14	10	4
15-17	12	6
18-64	319	156
18-44	250	127
45-64	69	29
Other Age Groups		
16+	353	174
18+	344	170
62+	31	18
65+	25	14

Report #91-15
Area Name: South Boston
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families	
Total Persons	29,467
Persons in Households	28,507
Total Households	13,080
Persons Per Household	2.18
Persons In Families	20,317
Total Families	6,683
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	24,914	100.0%	13,216	100.0%	11,698	100.0%
Never Married	10,644	42.7%	5,049	38.2%	5,595	47.8%
Now Married, Except Separated	8,370	33.6%	4,158	31.5%	4,212	36.0%
Separated	924	3.7%	583	4.4%	341	2.9%
Widowed	2,686	10.8%	2,164	16.4%	522	4.5%
Divorced	2,290	9.2%	1,262	9.5%	1,028	8.8%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	29,467	100.0%
In Households	28,507	96.7%
In Family Households	20,736	70.4%
Householder	6,683	22.7%
Spouse	3,895	13.2%
Child	8,328	28.3%
Natural-Born/Adopted	8,178	27.8%
Step	150	0.5%
Grandchild	366	1.2%
Other Relatives	1,048	3.6%
Non-Relatives	419	1.4%
In NonFamily Households	7,771	26.4%
Householder Liv. Alone	5,314	18.0%
Householder Not Alone	1,085	3.7%
Non-Relatives	1,372	4.7%
In Group Quarters	960	3.3%
Institutionalized	386	1.3%
Others in Group Quarters	574	1.9%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	5,353	100.0%
In Households	5,353	100.0%
Householder or Spouse	13	0.2%
Own Child	4,931	92.1%
In Married Couple Family	3,025	56.5%
In Other Family	1,906	35.6%
Male Householder, No Wife Present	172	3.2%
Female Householder, No Husband Present	1,734	32.4%
Other Relatives	344	6.4%
Non-Relatives	69	1.3%
In Group Quarters	0	0.0%
Institutionalized	0	0.0%
Other persons in Group Quarters	0	0.0%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	4,573	100.0%
In Households	4,184	91.5%
In Family Households	2,272	49.7%
Householder	1,298	28.4%
Spouse	592	12.9%
Other Relative	352	7.7%
Non-Relative	30	0.7%
In NonFamily Households	1,914	41.9%
Male Householder	460	10.1%
Living Alone	435	9.5%
Not Living Alone	25	0.5%
Female Householder	1,395	30.5%
Living Alone	1,366	29.9%
Not Living Alone	29	0.6%
Non-Relatives	59	1.3%
In Group Quarters	389	8.5%
Institutionalized	352	7.7%
Others in Group Quarters	37	0.8%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				---- Persons In Group Quarters ----		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	5,353*	5,355*	4,929	344	69	0	0	0
Under 3 years	1,056	1,057	924	122	11	0	0	0
3 to 4 years	643	644	570	62	12	0	0	0
5 years	347	347	311	29	7	0	0	0
6 to 11 years	1,729	1,728	1,640	66	22	0	0	0
12 to 13 years	549	549	528	18	3	0	0	0
14 years	229	229	222	5	2	0	0	0
15 to 17 years	800*	801*	734	42	12	0	0	0
% Under 3 years	19.7%	19.7%	18.7%	35.5%	15.9%	***.*%	***.*%	***.*%
% 3 and 4 years	12.0%	12.0%	11.6%	18.0%	17.4%	***.*%	***.*%	***.*%
% 5 years	6.5%	6.5%	6.3%	8.4%	10.1%	***.*%	***.*%	***.*%
% 6 to 11 years	32.3%	32.3%	33.3%	19.2%	31.9%	***.*%	***.*%	***.*%
% 12 to 13 years	10.3%	10.3%	10.7%	5.2%	4.3%	***.*%	***.*%	***.*%
% 14 years	4.3%	4.3%	4.5%	1.5%	2.9%	***.*%	***.*%	***.*%
% 15 to 17 years	14.9%*	15.0%*	14.9%	12.2%	17.4%	***.*%	***.*%	***.*%

*Includes 13 Householders and Spouses under 18 not shown separately.

Report #91-16
Area Name: South Boston
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16.Household Size and Type (Universe: Households)	Households
1 Person	5,313
Male Householder	2,249
Female Householder	3,064
2 or More Persons	7,767
Family Households	6,682
Married Couple Family	3,894
With related children	1,637
No related children	2,257
Other Family	2,789
Male Householder,No Wife Pres.	562
With related children	141
No related children	421
Female Householder, No Husband present	2,227
With related children	1,148
No related children	1,079
Non-Family Households	1,085
Male Householder	571
Female Householder	514

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	4,460	34.1%	2,305	2,050	105
No Persons 60 Years and over	8,622	65.9%	3,010	4,633	979
1 or more Persons 65 Years & over	3,420	26.1%	1,800	1,542	78
No Persons 65 Years and over	9,660	73.9%	3,514	5,139	1,007

P27. Household Type and Household Size (Universe: Households)

	---- All Households ---- Total	Pct	Cum.Pct	---- Family ---- Total	Pct	--- NonFamily --- Total	Pct
1 Person	5,314	40.6%	40.6%	N/A	N/A	5,314	83.0%
2 Persons	3,778	28.9%	69.5%	2,910	43.5%	868	13.6%
3 Persons	1,886	14.4%	83.9%	1,715	25.7%	171	2.7%
4 Persons	1,142	8.7%	92.7%	1,108	16.6%	34	0.5%
5 Persons	569	4.4%	97.0%	561	8.4%	8	0.1%
6 Persons	261	2.0%	99.0%	260	3.9%	1	0.0%
7 or more Persons	136	1.0%	100.0%	132	2.0%	4	0.1%
Total Households	13,080	100.0%	----	6,686	100.0%	6,400	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	6,683	100.0%	6,442	100.0%	54	100.0%	20	100.0%	132	100.0%	35	100.0%	90	100.0%
Married Couple Fam	3,894	58.3%	3,784	58.7%	15	27.8%	7	35.0%	79	59.8%	10	28.6%	36	40.0%
With Rela. Child	1,637	24.5%	1,568	24.3%	10	18.5%	5	25.0%	50	37.9%	4	11.4%	13	14.4%
No Related Child	2,257	33.8%	2,216	34.4%	5	9.3%	2	10.0%	29	22.0%	6	17.1%	23	25.6%
Other Family	2,789	41.7%	2,658	41.3%	39	72.2%	13	65.0%	53	40.2%	25	71.4%	54	60.0%
Male Householder														
No Wife present	562	8.4%	532	8.3%	6	11.1%	1	5.0%	20	15.2%	2	5.7%	7	7.8%
With Rela. Child	141	2.1%	131	2.0%	4	7.4%	0	0.0%	5	3.8%	0	0.0%	1	1.1%
No related Child	421	6.3%	401	6.2%	2	3.7%	1	5.0%	15	11.4%	2	5.7%	6	6.7%
Female Householder														
No Husb present	2,227	33.3%	2,126	33.0%	33	61.1%	12	60.0%	33	25.0%	23	65.7%	47	52.2%
With Rela. Child	1,148	17.2%	1,062	16.5%	31	57.4%	12	60.0%	23	17.4%	19	54.3%	32	35.6%
No Related Child	1,079	16.1%	1,064	16.5%	2	3.7%	0	0.0%	10	7.6%	4	11.4%	15	16.7%
NonFamily Households	6,398	100.0%	6,291	100.0%	24	100.0%	20	100.0%	48	100.0%	15	100.0%	66	100.0%
H.H. Living Alone	5,313	83.0%	5,223	83.0%	22	91.7%	18	90.0%	38	79.2%	13	86.7%	50	75.8%
H.H. Not Liv. Alone	1,085	17.0%	1,068	17.0%	2	8.3%	2	10.0%	10	20.8%	2	13.3%	16	24.2%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	6,683	100.0%	2,933	100.0%	3,750	100.0%
Married-Couple Family	3,894	58.3%	1,642	56.0%	2,252	60.1%
Other Family	2,789	41.7%	1,291	44.0%	1,498	39.9%
Male Householder, No Wife Present	562	8.4%	142	4.8%	420	11.2%
Female Householder, No Husband Present	2,227	33.3%	1,149	39.2%	1,078	28.7%
NonFamily Households	6,398	100.0%	20	100.0%	6,377	100.0%
Male Householder	2,820	44.1%	13	65.0%	2,807	44.0%
Female Householder	3,578	55.9%	7	35.0%	3,570	56.0%

P26. Household Type (Universe: Households)

All Households	13,080
Households with 1 or More Non-Relatives	1,420
Households with No Non-Relatives	11,660

Report #91-17
Area Name: South Boston
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	14,784
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	14,784

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	14,784	100.0%
Occupied	13,080	88.5%
Owner Occupied	3,958	26.8%
Renter Occupied	9,123	61.7%
Vacant	1,702	11.5%
For Rent	1,039	7.0%
For Sale Only	137	0.9%
Rented or Sold, Not Occupied	167	1.1%
For Seasonal, Recreational Or Occasional Use	25	0.2%
For Migrant Workers	1	0.0%
Other Vacant	335	2.3%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	67,811	4.59
Occupied	60,363	4.61
Owner Occupied	23,712	5.99
Renter Occupied	36,651	4.02
Vacant	7,448	4.38
For Rent	4,317	4.15
For Sale Only	597	4.36
Rented or Sold/Not Occupied	850	5.09
For Seasonal, Recreational Or Occasional Use	87	3.48
For Migrant Workers	5	5.00
Other Vacant	1,590	4.75

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	13,081	100.0%	3,957	100.0%	9,124	100.0%
White	12,732	97.3%	3,922	99.1%	8,811	96.6%
Black	79	0.6%	3	0.1%	76	0.8%
American Indian Eskimo or Aleut	40	0.3%	7	0.2%	33	0.4%
Asian or Pacific Islander	180	1.4%	24	0.6%	155	1.7%
Other Race	50	0.4%	1	0.0%	49	0.5%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	12,924	100.0%	156	100.0%	16	100.0%	140	100.0%
White	12,644	97.8%	88	56.4%	15	93.8%	73	52.1%
Black	70	0.5%	8	5.1%	0	0.0%	8	5.7%
Amer.Indian/ Esk./Aleut	39	0.3%	1	0.6%	0	0.0%	1	0.7%
Asian/Pacific Islander	167	1.3%	13	8.3%	0	0.0%	13	9.3%
Other Race	4	0.0%	46	29.5%	1	6.3%	45	32.1%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	13,080	100.0%	3,958	100.0%	9,126	100.0%
15 to 24 Years	668	5.1%	58	1.5%	610	6.7%
25 to 34 Years	3,157	24.1%	622	15.7%	2,535	27.8%
35 to 44 Years	2,455	18.8%	775	19.6%	1,680	18.4%
45 to 54 Years	1,726	13.2%	598	15.1%	1,128	12.4%
55 to 64 Years	1,926	14.7%	698	17.6%	1,228	13.5%
65 to 74 Years	1,888	14.4%	765	19.3%	1,123	12.3%
75 Years & over	1,264	9.7%	442	11.2%	822	9.0%

Report #91-18
Area Name: South Boston
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	13,080	100.0%	3,958	100.0%	9,123	100.0%
1 Person	5,314	40.6%	1,219	30.8%	4,094	44.9%
2 Persons	3,777	28.9%	1,194	30.2%	2,582	28.3%
3 Persons	1,884	14.4%	614	15.5%	1,270	13.9%
4 Persons	1,142	8.7%	465	11.7%	676	7.4%
5 Persons	569	4.4%	269	6.8%	299	3.3%
6 Persons	261	2.0%	121	3.1%	140	1.5%
7 or more Persons	136	1.0%	74	1.9%	62	0.7%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	28,507	9,944	18,564
Persons per Unit	91.04	94.23	84.50
Percentage of Persons	100.0%	34.9%	65.1%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	8,917	68.2%	2,860	72.3%	6,056	66.4%
0.51 to 1.00	3,797	29.0%	1,028	26.0%	2,770	30.4%
1.01 to 1.50	285	2.2%	56	1.4%	228	2.5%
1.51 to 2.00	72	0.6%	12	0.3%	60	0.7%
2.01 or More	10	0.1%	1	0.0%	9	0.1%
Total	13,080	100.0%	3,958	100.0%	9,123	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	248	1.7%
2 Rooms	804	5.4%
3 Rooms	3,090	20.9%
4 Rooms	4,017	27.2%
5 Rooms	3,273	22.1%
6 Rooms	1,635	11.1%
7 Rooms	637	4.3%
8 Rooms	405	2.7%
9 or more Rooms	673	4.6%
Total	14,784	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	66	3.9%
Not Boarded-Up	1,636	96.1%
Vacant, Usual Home Elsewhere	45	2.6%
All Other Vacant	1,657	97.4%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,702	100.0%	1,036	100.0%	137	100.0%	527	100.0%
Less Than 2 Months	378	22.2%	222	21.4%	12	8.8%	144	27.3%
2 to 6 Months	494	29.0%	355	34.3%	29	21.2%	110	20.9%
6 or More Months	828	48.6%	459	44.3%	96	70.1%	273	51.8%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	9,097	100.0%	7,165	100.0%	1,932	100.0%
With Cash Rent	8,965	98.5%	7,082	98.8%	1,883	97.5%
Meals Included in Rent	14	0.2%	12	0.2%	2	0.1%
No Meals Included in Rent	8,951	98.4%	7,070	98.7%	1,881	97.4%
No Cash Rent	132	1.5%	83	1.2%	49	2.5%

Report #91-19
Area Name: South Boston
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	1,412	100.0%
Less than $15,000	11	0.8%
$ 15,000 to $ 19,999	3	0.2%
$ 20,000 to $ 24,999	2	0.1%
$ 25,000 to $ 29,999	2	0.1%
$ 30,000 to $ 34,999	3	0.2%
$ 35,000 to $ 39,999	3	0.2%
$ 40,000 to $ 44,999	9	0.6%
$ 45,000 to $ 49,999	2	0.1%
$ 50,000 to $ 59,999	16	1.1%
$ 60,000 to $ 74,999	53	3.8%
$ 75,000 to $ 99,999	193	13.7%
$100,000 to $124,999	265	18.8%
$125,000 to $149,999	228	16.1%
$150,000 to $174,999	254	18.0%
$175,000 to $199,999	158	11.2%
$200,000 to $249,999	126	8.9%
$250,000 to $299,999	56	4.0%
$300,000 to $399,999	16	1.1%
$400,000 to $499,999	7	0.5%
$500,000 or more	4	0.3%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	9,097	100.0%
With Cash rent	8,965	98.5%
Less than $100	302	3.3%
$ 100 to $ 149	1,011	11.1%
$ 150 to $ 199	633	7.0%
$ 200 to $ 249	532	5.8%
$ 250 to $ 299	458	5.0%
$ 300 to $ 349	592	6.5%
$ 350 to $ 399	602	6.6%
$ 400 to $ 449	876	9.6%
$ 450 to $ 499	562	6.2%
$ 500 to $ 549	853	9.4%
$ 550 to $ 599	513	5.6%
$ 600 to $ 649	595	6.5%
$ 650 to $ 699	374	4.1%
$ 700 to $ 749	329	3.6%
$ 750 to $ 999	571	6.3%
$1,000 or more	163	1.8%
No Cash Rent	132	1.5%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	1,412	$ 209,681,563	$ 148,500
White	1,397	$ 207,501,563	$ 148,534
Black	1	$ 85,000	$ 85,000
American Indian, Eskimo or Aleut	5	$ 647,500	$ 129,500
Asian or Pacific Islander	9	$ 1,447,500	$ 160,833
Other Race	0		**,***,***
Not of Hispanic Origin	1,406	$ 209,016,563	$ 148,660
Hispanic Origin	6	$ 665,000	$ 110,833

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 75,136
Median Value	$ 95,485
Upper Value Quartile	$ 120,088

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	8,965	$ 3,851,267	$ 430
White	8,657	$ 3,736,897	$ 432
Black	74	$ 22,003	$ 297
American Indian, Eskimo or Aleut	33	$ 10,489	$ 318
Asian or Pacific Islander	154	$ 63,674	$ 413
Other Race	48	$ 18,203	$ 379
Not of Hispanic Origin	8,827	$ 3,792,705	$ 430
Hispanic Origin	138	$ 58,562	$ 424

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 261
Median Contract Rent	$ 362
Upper Contract Rent Quartile	$ 464

Report #91-20
Area Name: South Boston
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	3,958	$ 671,715,769	$ 169,711
Single Unit	1,489	$ 220,858,563	$ 148,327
1, Detached	520	$ 76,552,824	$ 147,217
1, Attached	969	$ 144,305,739	$ 148,922
Multi Unit	2,429	$ 444,987,206	$ 183,198
2	834	$ 149,873,023	$ 179,704
3 or more	1,595	$ 295,114,183	$ 185,025
Mobile Home or Trailer	0		**,***,***
Other	39	$ 5,870,000	$ 150,513

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	42
Specified Vacant For Rent	1,035
All Other Vacants	627

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 5,157,500
Average Price Asked	$ 122,798

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 462,810
Average Rent Asked	$ 447

H41/42/43. Units in Structure (Universe: Housing Units)

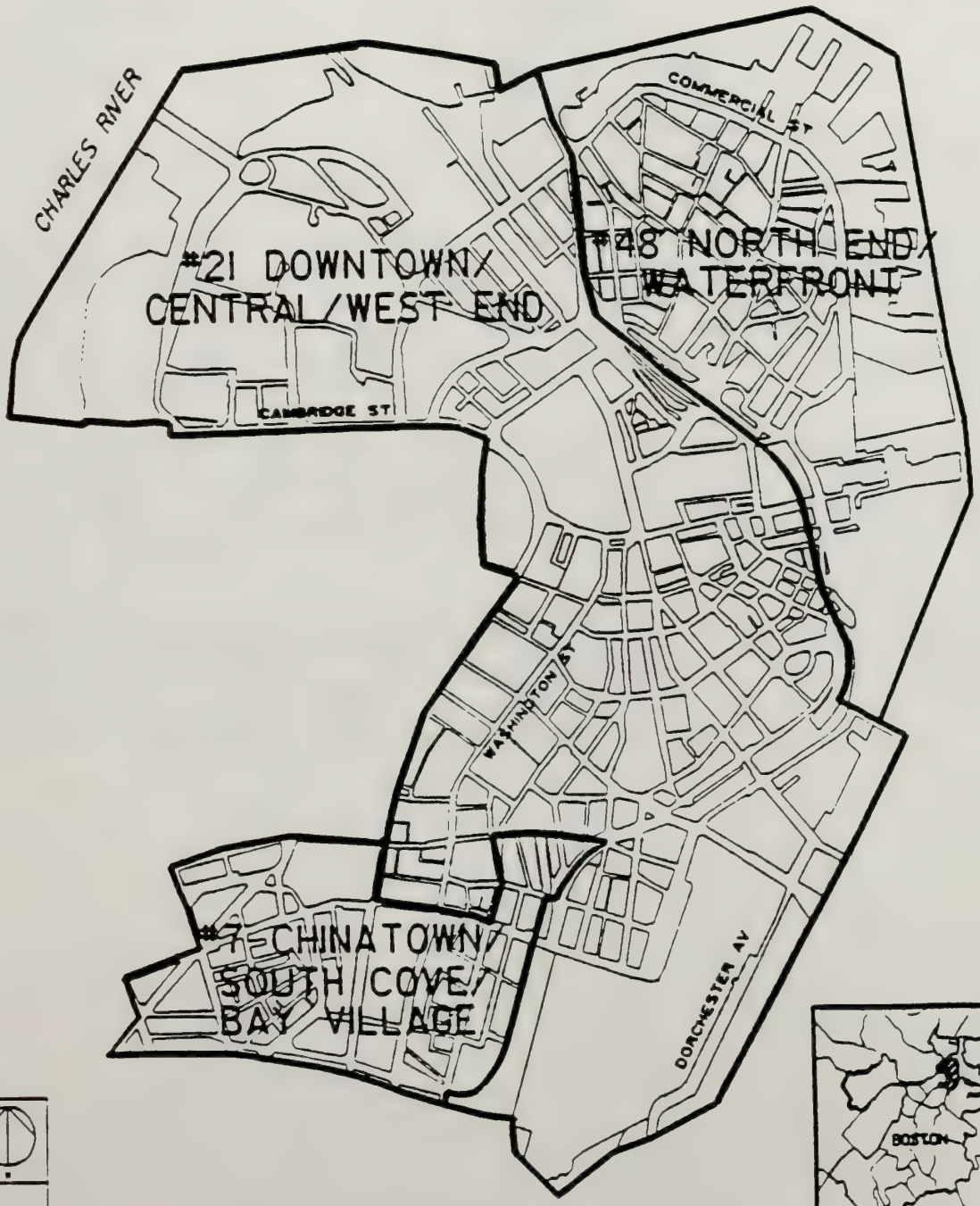
	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	14,784	100.0%	1,702	100.0%	13,080	100.0%	3,958	100.0%	9,123	100.0%
Single Unit	2,117	14.3%	134	7.9%	1,981	15.1%	1,489	37.6%	492	5.4%
1, Detached	659	4.5%	39	2.3%	619	4.7%	520	13.1%	99	1.1%
1, Attached	1,458	9.9%	95	5.6%	1,362	10.4%	969	24.5%	393	4.3%
Multi Unit	12,513	84.6%	1,561	91.7%	10,951	83.7%	2,429	61.4%	8,522	93.4%
2	2,149	14.5%	199	11.7%	1,949	14.9%	834	21.1%	1,115	12.2%
3 or 4	6,129	41.5%	814	47.8%	5,315	40.6%	1,273	32.2%	4,042	44.3%
5 to 9	1,778	12.0%	178	10.5%	1,600	12.2%	114	2.9%	1,486	16.3%
10 to 19	1,325	9.0%	149	8.8%	1,176	9.0%	118	3.0%	1,058	11.6%
20 to 49	862	5.8%	217	12.7%	645	4.9%	90	2.3%	555	6.1%
50 or more	270	1.8%	4	0.2%	266	2.0%	0	0.0%	266	2.9%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	155	1.0%	8	0.5%	148	1.1%	39	1.0%	109	1.2%

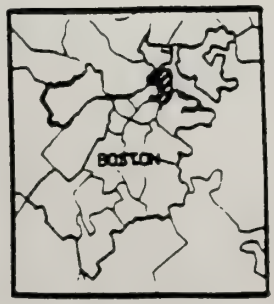
H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	28,507	2.18	9,944	2.51	18,564	2.03
Single Unit	5,504	2.78	4,250	2.85	1,254	2.55
1, Detached	1,725	2.79	1,493	2.87	232	2.34
1, Attached	3,779	2.77	2,757	2.85	1,022	2.60
Multi Unit	22,669	2.07	5,593	2.30	17,076	2.00
2	4,600	2.36	2,239	2.68	2,361	2.12
3 or 4	10,847	2.04	2,818	2.21	8,029	1.99
5 to 9	3,165	1.98	193	1.69	2,972	2.00
10 to 19	2,446	2.08	197	1.67	2,249	2.13
20 to 49	1,255	1.95	146	1.62	1,109	2.00
50 or more	356	1.34	0	*,***.**	356	1.34
Mobile Home or Trailer	0	*,***.**	0	*,***.**	0	*,***.**
Other	337	2.28	100	2.56	237	2.17

PLANNING DISTRICT #4
CENTRAL

AND NEIGHBORHOOD STATISTICAL AREAS





STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(4) CENTRAL	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	21,862	100.0%	21,625	100.0%	(237)	-1.1%	1.00
0- 4 years	579	2.6	626	2.9	47	8.1	0.45
5-14	1,229	5.6	730	3.4	(499)	-40.6	0.34
15-24	3,752	17.2	3,060	14.2	(692)	-18.4	0.69
25-34	5,278	24.1	6,012	27.8	734	13.9	1.21
35-44	2,796	12.8	3,336	15.4	540	19.3	1.13
45-54	2,392	10.9	2,152	10.0	(240)	-10.0	1.22
55-64	2,513	11.5	2,033	9.4	(480)	-19.1	1.33
65-74	2,033	9.3	1,935	8.9	(98)	-4.8	1.43
75-84	1,028	4.7	1,357	6.3	329	32.0	1.65
85 +	262	1.2	384	1.8	122	46.6	1.24

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(4) CENTRAL

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	21,862	17,459	648	3,535	220	377
0- 4 years	579	308	9	250	12	17
5-17	1,793	1,074	40	657	22	52
18-64	16,167	13,352	501	2,149	165	275
65 +	3,323	2,725	98	479	21	33
1990, Total:	21,625	16,461	663	4,318	183	712
0- 4 years	626	323	30	269	4	31
5-17	1,012	386	44	573	9	37
18-64	16,311	12,979	508	2,663	161	591
65 +	3,676	2,773	81	813	9	53
Abs. Change,'90-'80:	(237)	(998)	15	783	(37)	335
0- 4 years	47	15	21	19	(8)	14
5-17	(781)	(688)	4	(84)	(13)	(15)
18-64	144	(373)	7	514	(4)	316
65 +	353	48	(17)	334	(12)	20
Pct. Change,'90-'80:	-1.1%	-5.7%	2.3%	22.1%	-16.8%	88.9%
0- 4 years	8.1	4.9	233.3	7.6	-66.7	82.4
5-17	-43.6	-64.1	10.0	-12.8	-59.1	-28.8
18-64	0.9	-2.8	1.4	23.9	-2.4	114.9
65 +	10.6	1.8	-17.3	69.7	-57.1	60.6

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin

2- includes Native Americans

P 1: (4) CENTRAL PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	21,625	Population Percent of City:	3.8
Total Land Area (in Sq. Mi.):	1.3	Land Area Percent of City:	2.6
Population Density (per SqMi):	16,635	Density Ratio to City Average	1.42

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(4) CENTRAL	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	21,862	100.0%	21,625	100.0%	(237)	-1.1%	1.00
White1	17,459	79.9	16,461	76.1	(998)	-5.7	1.21
Black	648	3.0	663	3.1	15	2.3	0.12
Native Americans	23	0.1	35	0.2	12	52.2	0.49
Asian + Pac.Islndrs	3,535	16.2	4,318	20.0	783	22.1	3.77
Other Race	197	0.9	148	0.7	(49)	-24.9	0.11
Hispanic Origin	377	1.7	712	3.3	335	88.9	0.31
White	293	1.3	486	2.2	193	65.9	0.58
Black	10	0.0	47	0.2	37	370.0	0.12
All other	74	0.3	179	0.8	105	141.9	0.16
All Minorities	4,696	21.5	5,650	26.1	954	20.3	0.64
White, Non-Hisp.	17,166	78.5	15,975	73.9	(1,191)	-6.9	1.25
Black, Non-Hisp.	638	2.9	616	2.8	(22)	-3.4	0.12

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 1: HOUSING UNITS by TENURE, 1980 and 1990

CENTRAL PLANNING DISTRICT	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	11,671	100.0%	13,362	100.0%	1,691	14.5%	1.00
Occupied total:	10,792	92.5	11,766	88.1	974	9.0	0.97
Owner occupied	1,076	9.2	2,554	19.1	1,478	137.4	0.68
Renter occupied	9,716	83.2	9,212	68.9	(504)	-5.2	1.10
Vacant total:	879	7.5	1,596	11.9	717	81.6	1.34
For sale only	81	0.7	225	1.7	144	177.8	2.21
For rent	478	4.1	800	6.0	322	67.4	1.12
All other vacant DUs	320	2.7	570	4.3	250	78.1	1.50

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

CENTRAL PLANNING DISTRICT	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	10,792	100.0%	11,766	100.0%	974	9.0%	0.97
White1	9,290	86.1	9,769	83.0	479	5.2	1.16
Black	199	1.8	231	2.0	32	16.1	0.09
American Indian, Eskimo, or Aleut	10	0.1	15	0.1	5	50.0	0.42
Asian or Pacific Islander	1,207	11.2	1,702	14.5	495	41.0	3.31
Other race	86	0.8	49	0.4	(37)	-43.0	0.10
Hispanic Origin	157	1.5	262	2.2	105	66.9	0.28
White, Hisp. origin	127	1.2	183	1.6	56	44.1	0.51
Black, Hisp. origin	3	0.0	16	0.1	13	433.3	0.10
All others, Hisp. origin	27	0.3	63	0.5	36	133.3	N/A
All minorities	1,629	15.1	2,180	18.5	551	33.8	0.55
White, Non-Hispanic	9,163	84.9	9,586	81.5	423	4.6	1.23
Black, Non-Hispanic	196	1.8	215	1.8	19	9.7	0.09

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

CENTRAL PLANNING DISTRICT	OWNER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent	RENTER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent
Occupied housing units	1,076	2,554	1,478	137.4%	9,716	9,212	(504)	-5.2%
White1	1,011	2,423	1,412	139.7	8,279	7,346	(933)	-11.3
Black	3	17	14	466.7	196	214	18	9.2
American Indian, Eskimo, or Aleut	0	6	6	N/A	10	9	(1)	-10.0
Asian or Pacific Islander	59	108	49	83.1	1,148	1,594	446	38.9
Other race	3	0	(3)	-100.0	83	49	(34)	-41.0
Hispanic Origin	9	20	11	122.2	148	242	94	63.5
White, Hisp. origin	63	19	(44)	-69.8	64	164	100	156.3
Black, Hisp. origin	3	0	(3)	-100.0	0	16	16	N/A
All others, Hisp. origin	(57)	1	58	-101.8	84	62	(22)	-26.2
All minorities	128	150	22	17.2	1,501	2,030	529	35.2
White, Non-Hispanic	948	2,404	1,456	153.6	8,215	7,182	(1,033)	-12.6
Black, Non-Hispanic	0	17	17	N/A	196	198	2	1.0

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

CENTRAL PLANNING DISTRICT	Occupied Housing Units Total	Owner	Renter	Column Distribution Total	Owner	Renter	Row Distribution Total	Owner	Renter
Occupied housing units:	11,766	2,552	9,214	100.0%	100.0%	100.0%	100.0%	21.7%	78.3%
Age of Householder:									
15 to 24 years	945	57	888	8.0	2.2	9.6	100.0	6.0	94.0
25 to 34 years	3,393	505	2,888	28.8	19.8	31.3	100.0	14.9	85.1
35 to 44 years	2,073	606	1,467	17.6	23.7	15.9	100.0	29.2	70.8
45 to 54 years	1,368	441	927	11.6	17.3	10.1	100.0	32.2	67.8
55 to 64 years	1,333	445	888	11.3	17.4	9.6	100.0	33.4	66.6
65 to 74 years	1,358	303	1,055	11.5	11.9	11.4	100.0	22.3	77.7
75 years and over	1,296	195	1,101	11.0	7.6	11.9	100.0	15.0	85.0

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Central
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	21,625
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	21,625	100.0%
Female	10,904	50.4%
Male	10,722	49.6%

P7. Race (Universe: Persons)

	Number	PCT
Total	21,625	100.0%
White	16,464	76.1%
Black	662	3.1%
American Indian, Eskimo, or Aleut	35	0.2%
American Indian	28	0.1%
Eskimo	5	0.0%
Aleut	2	0.0%
Asian or Pacific Isl.	4,317	20.0%
Asian	4,308	19.9%
Chinese	3,924	18.1%
Filipino	35	0.2%
Japanese	147	0.7%
Asian Indian	51	0.2%
Korean	38	0.2%
Vietnamese	49	0.0%
Cambodian	0	0.0%
Hmong	0	0.0%
Laotian	0	0.0%
Thai	46	0.2%
Other Asian	18	0.1%
Pacific Islander	11	0.1%
Polynesian	10	0.0%
Hawaiian	8	0.0%
Samoan	2	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	1	0.0%
Guamanian	1	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	147	0.7%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons Number	Total Persons PCT	Not Of Hispanic Origin Number	Not Of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	21,625	100.0%	20,911	100.0%	714	100.0%
White	16,464	76.1%	15,975	76.4%	489	68.5%
Black	662	3.1%	616	2.9%	46	6.4%
American Indian, Eskimo or Aleut	35	0.2%	27	0.1%	8	1.1%
Asian or Pacific Islander	4,317	20.0%	4,285	20.5%	32	4.5%
Other Race	147	0.7%	8	0.0%	139	19.5%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	21,625	100.0%
Not of Hispanic Origin	20,911	96.7%
Hispanic Origin	714	3.3%
Mexican	77	0.4%
Puerto Rican	202	0.9%
Cuban	41	0.2%
Other Hispanic	394	1.8%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	1,626	100.0%
Persons in Institutions:	479	29.5%
Correctional Insts.	313	19.2%
Nursing Homes	137	8.4%
Mental (Psychiatric) Hospitals	29	1.8%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	1,147	70.5%
College Dormitories	95	5.8%
Military Dormitories	536	33.0%
Emergency Shelters For Homeless	252	15.5%
Visible in Street Locales	33	2.0%
Other Non-Institutional Group Quarters	231	14.2%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	35.70	33.20	35.60
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	21,625	10,904	10,722
Under 1	127	68	58
1 - 2	288	147	142
3 - 4	212	116	95
5	84	37	47
6	58	31	27
7 to 9	199	111	88
10 - 11	152	70	82
12 - 13	162	76	86
14	74	33	42
15	88	52	36
16	84	41	43
17	110	41	69
18	150	66	84
19	181	66	115
20	260	117	141
21	334	136	197
22 - 24	1,856	999	857
25 - 29	3,449	1,720	1,732
30 - 34	2,561	1,218	1,342
35 - 39	1,806	812	994
40 - 44	1,529	720	810
45 - 49	1,156	536	620
50 - 54	995	464	532
55 - 59	986	459	528
60 - 61	437	214	222
62 - 64	611	311	299
65 - 69	1,038	562	475
70 - 74	898	537	361
75 - 79	841	525	316
80 - 84	517	335	181
85 & over	384	284	100

REPORT #91-14
Area Name: Central
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 21,625 All Females: 10,904 All Males: 10,722

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	16,464	8,451	662	200	35	9	4,318	2,192	147	52
Under 1	86	46	5	5	0	0	35	17	0	0
1 - 2	143	67	14	7	0	0	129	72	3	1
3 - 4	94	59	11	3	0	0	105	54	1	0
5	36	15	5	2	0	0	42	19	1	1
6	16	7	0	0	0	0	40	23	2	1
7 to 9	79	49	17	4	0	0	101	57	2	1
10 - 11	55	24	6	2	1	1	89	42	1	1
12 - 13	56	24	1	0	0	0	105	52	0	0
14	30	15	1	1	0	0	44	17	0	0
15	36	20	2	2	0	0	50	30	0	0
16	31	12	1	0	0	0	51	29	1	0
17	47	20	11	2	0	0	51	19	1	0
18	68	36	13	1	0	0	68	29	1	0
19	109	37	19	5	0	0	49	24	4	0
20	172	72	20	0	1	0	61	44	4	1
21	230	94	23	5	0	0	74	35	6	2
22 - 24	1,554	876	70	16	4	0	209	101	19	6
25 - 29	2,945	1,488	87	21	9	2	373	196	38	13
30 - 34	2,091	1,019	87	15	3	1	355	171	24	12
35 - 39	1,391	626	67	18	2	1	337	166	9	1
40 - 44	1,177	558	41	12	2	1	302	147	8	2
45 - 49	938	450	29	6	0	0	180	78	9	2
50 - 54	770	366	16	4	1	0	205	92	4	2
55 - 59	734	354	20	7	2	0	229	97	2	1
60 - 61	330	170	7	2	4	1	93	39	2	2
62 - 64	470	229	9	7	3	1	128	74	0	0
65 - 69	810	447	18	8	0	0	206	106	3	1
70 - 74	667	402	25	20	2	0	204	115	0	0
75 - 79	598	385	27	16	0	0	213	122	3	2
80 - 84	395	252	8	6	1	1	112	76	0	0
85 & over	303	232	3	2	0	0	78	50	0	0
Under 65										
0-4	323	172	30	15	0	0	269	143	4	1
5-17	386	186	44	13	1	1	573	288	8	4
5-11	186	95	28	8	1	1	272	141	6	4
12-14	86	39	2	1	0	0	149	69	0	0
15-17	114	52	14	4	0	0	152	78	2	0
18-64	12,979	6,375	508	119	31	7	2,663	1,293	130	44
18-44	9,737	4,806	427	93	21	5	1,828	913	113	37
45-64	3,242	1,569	81	26	10	2	835	380	17	7
Other Age Groups										
16+	15,830	8,125	601	173	34	8	3,578	1,810	138	47
18+	15,752	8,093	589	171	34	8	3,476	1,762	136	47
62+	3,243	1,947	90	59	6	2	941	543	6	3
65+	2,773	1,718	81	52	3	1	813	469	6	3

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	714	265
Under 1	4	3
1 - 2	14	4
3 - 4	13	4
5	4	3
6	4	3
7 to 9	6	3
10 - 11	3	2
12 - 13	6	2
14	1	0
15	1	0
16	5	2
17	7	2
18	7	2
19	14	3
20	13	3
21	23	6
22 - 24	71	27
25 - 29	164	49
30 - 34	99	32
35 - 39	63	18
40 - 44	41	19
45 - 49	33	8
50 - 54	23	12
55 - 59	18	12
60 - 61	12	7
62 - 64	10	7
65 - 69	15	9
70 - 74	17	7
75 - 79	12	7
80 - 84	3	2
85 & over	6	5
Under 65		
0-4	31	11
5-17	37	17
5-11	17	11
12-14	7	2
15-17	13	4
18-64	591	205
18-44	495	159
45-64	96	46
Other Age Groups		
16+	656	239
18+	644	235
62+	63	37
65+	53	30

Report #91-15
Area Name: Central
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families	
Total Persons	21,625
Persons in Households	19,999
Total Households	11,766
Persons Per Household	1.70
Persons In Families	10,097
Total Families	3,782
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)	Total	PCT	Female	PCT	Male	PCT
Total Persons	20,266	100.0%	10,214	100.0%	10,052	100.0%
Never Married	9,921	49.0%	4,668	45.7%	5,253	52.3%
Now Married, Except Separated	6,780	33.5%	3,203	31.4%	3,577	35.6%
Separated	386	1.9%	154	1.5%	232	2.3%
Widowed	1,693	8.4%	1,395	13.7%	298	3.0%
Divorced	1,486	7.3%	794	7.8%	692	6.9%

P15. Household Type and Relationship (Universe: Persons)	Persons	PCT
Total	21,625	100.0%
In Households	19,999	92.5%
In Family Households	10,286	47.6%
Householder	3,782	17.5%
Spouse	2,935	13.6%
Child	2,686	12.4%
Natural-Born/Adopted	2,653	12.3%
Step	33	0.2%
Grandchild	90	0.4%
Other Relatives	604	2.8%
Non-Relatives	189	0.9%
In NonFamily Households	9,714	44.9%
Householder Liv. Alone	6,504	30.1%
Householder Not Alone	1,480	6.8%
Non-Relatives	1,730	8.0%
In Group Quarters	1,626	7.5%
Institutionalized	479	2.2%
Others in Group Quarters	1,147	5.3%

P21. Household Type and Relationship (Universe:Persons Under 18)	Persons	PCT
Total	1,638	100.0%
In Households	1,594	97.3%
Householder or Spouse	3	0.2%
Own Child	1,479	90.3%
In Married Couple Family	1,242	75.8%
In Other Family	237	14.5%
Male Householder, No Wife Present	55	3.4%
Female Householder, No Husband Present	182	11.1%
Other Relatives	91	5.6%
Non-Relatives	22	1.3%
In Group Quarters	44	2.7%
Institutionalized	15	0.9%
Other persons in Group Quarters	29	1.8%

P23. Household Type and Relationship (Universe: Persons 65+)	Persons	PCT
Total	3,678	100.0%
In Households	3,480	94.6%
In Family Households	1,696	46.1%
Householder	913	24.8%
Spouse	562	15.3%
Other Relative	205	5.6%
Non-Relative	16	0.4%
In NonFamily Households	1,782	48.5%
Male Householder	505	13.7%
Living Alone	475	12.9%
Not Living Alone	30	0.8%
Female Householder	1,234	33.6%
Living Alone	1,223	33.3%
Not Living Alone	11	0.3%
Non-Relatives	43	1.2%
In Group Quarters	198	5.4%
Institutionalized	130	3.5%
Others in Group Quarters	68	1.8%

P22. Relationship and Age (Univ.:Persons Under 18)	--All-- Total	Persons In Households: Total	Own Child	Other Relative	NonRelatives	Persons In Group Quarters: Total	Institutional	Other
Under 18	1,638*	1,595*	1,479	91	22	44	15	28
Under 3 years	415	402	371	24	7	13	0	13
3 to 4 years	212	207	194	10	3	4	0	4
5 years	84	84	81	2	1	1	0	1
6 to 11 years	409	399	369	26	4	10	0	10
12 to 13 years	162	162	154	6	2	0	0	0
14 years	74	74	69	3	2	0	0	0
15 to 17 years	282*	267*	241	20	3	15	15	0
% Under 3 years	25.3%	25.2%	25.1%	26.4%	31.8%	29.5%	0.0%	46.4%
% 3 and 4 years	12.9%	13.0%	13.1%	11.0%	13.6%	9.1%	0.0%	14.3%
% 5 years	5.1%	5.3%	5.5%	2.2%	4.5%	2.3%	0.0%	3.6%
% 6 to 11 years	25.0%	25.0%	24.9%	28.6%	18.2%	22.7%	0.0%	35.7%
% 12 to 13 years	9.9%	10.2%	10.4%	6.6%	9.1%	0.0%	0.0%	0.0%
% 14 years	4.5%	4.6%	4.7%	3.3%	9.1%	0.0%	0.0%	0.0%
% 15 to 17 years	17.2%*	16.7%*	16.3%	22.0%	13.6%	34.1%	100.0%	0.0%

*Includes 3 Householders and Spouses under 18 not shown separately.

Report #91-16
Area Name: Central
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16. Household Size and Type (Universe: Households)

	Households
1 Person	6,504
Male Householder	2,838
Female Householder	3,666
2 or More Persons	5,262
Family Households	3,782
Married Couple Family	2,934
With related children	785
No related children	2,149
Other Family	848
Male Householder, No Wife Pres.	257
With related children	52
No related children	205
Female Householder, No Husband present	591
With related children	155
No related children	436
Non-Family Households	1,480
Male Householder	755
Female Householder	725

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	3,542	30.1%	2,076	1,381	85
No Persons 60 Years and over	8,224	69.9%	4,428	2,401	1,395
1 or more Persons 65 Years & over	2,811	23.9%	1,698	1,062	51
No Persons 65 Years and over	8,956	76.1%	4,806	2,721	1,429

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	6,504	55.3%	55.3%	N/A	N/A	6,504	81.5%
2 Persons	3,535	30.0%	85.3%	2,256	59.7%	1,279	16.0%
3 Persons	934	7.9%	93.3%	767	20.3%	167	2.1%
4 Persons	500	4.2%	97.5%	475	12.6%	25	0.3%
5 Persons	190	1.6%	99.1%	182	4.8%	8	0.1%
6 Persons	70	0.6%	99.7%	69	1.8%	1	0.0%
7 or more Persons	34	0.3%	100.0%	33	0.9%	1	0.0%
Total Households	11,766	100.0%	----	3,782	100.0%	7,985	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type (Universe:Households)

	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	3,782	100.0%	2,681	100.0%	46	100.0%	6	100.0%	1,032	100.0%	17	100.0%	100	100.0%
Married Couple Fam	2,934	77.6%	2,022	75.4%	22	47.8%	4	66.7%	874	84.7%	12	70.6%	67	67.0%
With Rela. Child	785	20.8%	367	13.7%	8	17.4%	1	16.7%	404	39.1%	5	29.4%	25	25.0%
No Related Child	2,149	56.8%	1,655	61.7%	14	30.4%	3	50.0%	470	45.5%	7	41.2%	42	42.0%
Other Family	848	22.4%	659	24.6%	24	52.2%	2	33.3%	158	15.3%	5	29.4%	33	33.0%
Male Householder														
No Wife present	257	6.8%	177	6.6%	5	10.9%	1	16.7%	71	6.9%	3	17.6%	7	7.0%
With Rela. Child	52	1.4%	28	1.0%	3	6.5%	1	16.7%	20	1.9%	0	0.0%	2	2.0%
No related Child	205	5.4%	149	5.6%	2	4.3%	0	0.0%	51	4.9%	3	17.6%	5	5.0%
Female Householder														
No Husb present	591	15.6%	482	18.0%	19	41.3%	1	16.7%	87	8.4%	2	11.8%	26	26.0%
With Rela. Child	155	4.1%	107	4.0%	11	23.9%	0	0.0%	36	3.5%	1	5.9%	9	9.0%
No Related Child	436	11.5%	375	14.0%	8	17.4%	1	16.7%	51	4.9%	1	5.9%	17	17.0%
NonFamily Households	7,984	100.0%	7,089	100.0%	185	100.0%	9	100.0%	669	100.0%	32	100.0%	162	100.0%
H.H. Living Alone	6,504	81.5%	5,715	80.6%	165	89.2%	8	88.9%	593	88.6%	23	71.9%	131	80.9%
H.H. Not Liv. Alone	1,480	18.5%	1,374	19.4%	20	10.8%	1	11.1%	76	11.4%	9	28.1%	31	19.1%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	3,782	100.0%	996	100.0%	2,786	100.0%
Married-Couple Family	2,934	77.6%	789	79.2%	2,145	77.0%
Other Family	848	22.4%	207	20.8%	641	23.0%
Male Householder, No Wife Present	257	6.8%	52	5.2%	205	7.4%
Female Householder, No Husband Present	591	15.6%	155	15.6%	436	15.6%
NonFamily Households	7,984	100.0%	6	100.0%	7,978	100.0%
Male Householder	3,593	45.0%	6	100.0%	3,587	45.0%
Female Householder	4,391	55.0%	0	0.0%	4,391	55.0%

P26. Household Type (Universe: Households)

All Households	11,765
Households with 1 or More Non-Relatives	1,609
Households with No Non-Relatives	10,156

Report #91-17
Area Name: Central
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	13,361
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	13,361

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	13,361	100.0%
Occupied	11,766	88.1%
Owner Occupied	2,554	19.1%
Renter Occupied	9,212	68.9%
Vacant	1,596	11.9%
For Rent	800	6.0%
For Sale Only	225	1.7%
Rented or Sold, Not Occupied	53	0.4%
For Seasonal, Recreational Or Occasional Use	182	1.4%
For Migrant Workers	2	0.0%
Other Vacant	333	2.5%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	42,182	3.16
Occupied	37,028	3.15
Owner Occupied	9,784	3.83
Renter Occupied	27,244	2.96
Vacant	5,154	3.23
For Rent	2,418	3.02
For Sale Only	771	3.43
Rented or Sold/Not Occupied	182	3.43
For Seasonal, Recreational Or Occasional Use	646	3.55
For Migrant Workers	2	1.00
Other Vacant	1,135	3.41

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	11,767	100.0%	2,554	100.0%	9,212	100.0%
White	9,770	83.0%	2,423	94.9%	7,346	79.7%
Black	231	2.0%	17	0.7%	214	2.3%
American Indian Eskimo or Aleut	15	0.1%	6	0.2%	9	0.1%
Asian or Pacific Islander	1,702	14.5%	108	4.2%	1,594	17.3%
Other Race	49	0.4%	0	0.0%	49	0.5%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
					Owner Occupied		Renter Occupied	
	Occupied Units	Pct	Occupied Units	Pct	Units	Pct	Units	Pct
All Races	11,503	100.0%	263	100.0%	20	100.0%	242	100.0%
White	9,586	83.3%	184	70.0%	19	95.0%	164	67.8%
Black	214	1.9%	16	6.1%	0	0.0%	16	6.6%
Amer.Indian/ Esk./Aleut	12	0.1%	3	1.1%	1	5.0%	2	0.8%
Asian/Pacific Islander	1,687	14.7%	15	5.7%	0	0.0%	15	6.2%
Other Race	4	0.0%	45	17.1%	0	0.0%	45	18.6%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	11,766	100.0%	2,552	100.0%	9,214	100.0%
15 to 24 Years	945	8.0%	57	2.2%	888	9.6%
25 to 34 Years	3,393	28.8%	505	19.8%	2,888	31.3%
35 to 44 Years	2,073	17.6%	606	23.7%	1,467	15.9%
45 to 54 Years	1,368	11.6%	441	17.3%	927	10.1%
55 to 64 Years	1,333	11.3%	445	17.4%	888	9.6%
65 to 74 Years	1,358	11.5%	303	11.9%	1,055	11.4%
75 Years & over	1,296	11.0%	195	7.6%	1,101	11.9%

Report #91-18
Area Name: Central
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	11,766	100.0%	2,554	100.0%	9,212	100.0%
1 Person	6,504	55.3%	1,301	50.9%	5,203	56.5%
2 Persons	3,534	30.0%	873	34.2%	2,662	28.9%
3 Persons	933	7.9%	218	8.5%	715	7.8%
4 Persons	501	4.3%	106	4.2%	394	4.3%
5 Persons	190	1.6%	40	1.6%	150	1.6%
6 Persons	70	0.6%	9	0.4%	61	0.7%
7 or more Persons	34	0.3%	7	0.3%	27	0.3%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	19,999	4,436	15,562
Persons per Unit	44.94	50.85	44.36
Percentage of Persons	100.0%	22.2%	77.8%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
Persons Per Room	Units	Pct	Units	Pct	Units	Pct
0.50 or Less	7,377	62.7%	1,829	71.6%	5,547	60.2%
0.51 to 1.00	3,515	29.9%	669	26.2%	2,847	30.9%
1.01 to 1.50	247	2.1%	19	0.7%	228	2.5%
1.51 to 2.00	446	3.8%	33	1.3%	415	4.5%
2.01 or More	180	1.5%	4	0.2%	176	1.9%
Total	11,766	100.0%	2,554	100.0%	9,212	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	1,591	11.9%
2 Rooms	2,606	19.5%
3 Rooms	4,290	32.1%
4 Rooms	3,084	23.1%
5 Rooms	1,151	8.6%
6 Rooms	397	3.0%
7 Rooms	101	0.8%
8 Rooms	46	0.3%
9 or more Rooms	96	0.7%
Total	13,361	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	20	1.3%
Not Boarded-Up	1,576	98.7%
Vacant, Usual Home Elsewhere	334	20.9%
All Other Vacant	1,262	79.1%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,596	100.0%	800	100.0%	225	100.0%	571	100.0%
Less Than 2 Months	584	36.6%	313	39.1%	13	5.8%	258	45.2%
2 to 6 Months	654	41.0%	381	47.6%	92	40.9%	181	31.7%
6 or More Months	358	22.4%	106	13.3%	120	53.3%	132	23.1%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	9,212	100.0%	7,058	100.0%	2,154	100.0%
With Cash Rent	9,118	99.0%	6,990	99.0%	2,128	98.8%
Meals Included in Rent	25	0.3%	18	0.3%	7	0.3%
No Meals Included in Rent	9,093	98.7%	6,972	98.8%	2,121	98.5%
No Cash Rent	94	1.0%	68	1.0%	26	1.2%

Report #91-19
Area Name: Central
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	93	100.0%
Less than $15,000	0	0.0%
$ 15,000 to $ 19,999	0	0.0%
$ 20,000 to $ 24,999	0	0.0%
$ 25,000 to $ 29,999	0	0.0%
$ 30,000 to $ 34,999	0	0.0%
$ 35,000 to $ 39,999	0	0.0%
$ 40,000 to $ 44,999	0	0.0%
$ 45,000 to $ 49,999	0	0.0%
$ 50,000 to $ 59,999	0	0.0%
$ 60,000 to $ 74,999	0	0.0%
$ 75,000 to $ 99,999	4	4.3%
$100,000 to $124,999	4	4.3%
$125,000 to $149,999	7	7.5%
$150,000 to $174,999	9	9.7%
$175,000 to $199,999	9	9.7%
$200,000 to $249,999	7	7.5%
$250,000 to $299,999	5	5.4%
$300,000 to $399,999	21	22.6%
$400,000 to $499,999	7	7.5%
$500,000 or more	20	21.5%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	9,212	100.0%
With Cash rent	9,118	99.0%
Less than $100	226	2.5%
$ 100 to $ 149	725	7.9%
$ 150 to $ 199	395	4.3%
$ 200 to $ 249	363	3.9%
$ 250 to $ 299	279	3.0%
$ 300 to $ 349	329	3.6%
$ 350 to $ 399	294	3.2%
$ 400 to $ 449	370	4.0%
$ 450 to $ 499	414	4.5%
$ 500 to $ 549	506	5.5%
$ 550 to $ 599	447	4.9%
$ 600 to $ 649	562	6.1%
$ 650 to $ 699	382	4.1%
$ 700 to $ 749	531	5.8%
$ 750 to $ 999	1,532	16.6%
$1,000 or more	1,763	19.1%
No Cash Rent	94	1.0%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	93	$ 30,413,976	$ 327,032
White	87	$ 28,901,476	$ 332,201
Black	0		**,***,***
American Indian, Eskimo or Aleut	1	$ 275,000	$ 275,000
Asian or Pacific Islander	5	$ 1,237,500	$ 247,500
Other Race	0		**,***,***
Not of Hispanic Origin	91	$ 29,951,476	$ 329,137
Hispanic Origin	2	$ 462,500	$ 231,250

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 116,405
Median Value	$ 156,839
Upper Value Quartile	$ 189,779

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	9,118	$ 5,958,121	$ 653
White	7,268	$ 5,106,932	$ 703
Black	211	$ 111,556	$ 529
American Indian, Eskimo or Aleut	9	$ 6,013	$ 668
Asian or Pacific Islander	1,583	$ 702,547	$ 444
Other Race	46	$ 31,075	$ 676
Not of Hispanic Origin	8,878	$ 5,801,121	$ 653
Hispanic Origin	240	$ 157,001	$ 654

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 298
Median Contract Rent	$ 478
Upper Contract Rent Quartile	$ 595

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-20
Area Name: Central
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	2,554	$ 648,485,850	$ 253,910
Single Unit	113	$ 38,376,477	$ 339,615
1, Detached	38	$ 13,263,977	$ 349,052
1, Attached	75	$ 25,112,500	$ 334,833
Multi Unit	2,400	$ 600,481,873	$ 250,201
2	64	$ 18,051,435	$ 282,054
3 or more	2,336	$ 582,430,438	$ 249,328
Mobile Home or Trailer	0		**,***,***
Other	42	$ 9,627,500	$ 229,226

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	2
Specified Vacant For Rent	800
All Other Vacants	795

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 512,500
Average Price Asked	$ 256,250

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 631,986
Average Rent Asked	$ 790

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	13,361	100.0%	1,596	100.0%	11,766	100.0%	2,554	100.0%	9,212	100.0%
Single Unit	155	1.2%	13	0.8%	141	1.2%	113	4.4%	28	0.3%
1, Detached	47	0.4%	3	0.2%	43	0.4%	38	1.5%	5	0.1%
1, Attached	108	0.8%	10	0.6%	98	0.8%	75	2.9%	23	0.2%
Multi Unit	13,079	97.9%	1,577	98.8%	11,503	97.8%	2,400	94.0%	9,103	98.8%
2	184	1.4%	15	0.9%	169	1.4%	64	2.5%	105	1.1%
3 or 4	2,294	17.2%	232	14.5%	2,063	17.5%	399	15.6%	1,664	18.1%
5 to 9	2,199	16.5%	239	15.0%	1,960	16.7%	267	10.5%	1,693	18.4%
10 to 19	1,227	9.2%	133	8.3%	1,094	9.3%	192	7.5%	902	9.8%
20 to 49	1,034	7.7%	168	10.5%	866	7.4%	244	9.6%	622	6.8%
50 or more	6,141	46.0%	790	49.5%	5,351	45.5%	1,234	48.3%	4,117	44.7%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	129	1.0%	5	0.3%	124	1.1%	42	1.6%	82	0.9%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	19,999	1.70	4,436	1.74	15,562	1.69
Single Unit	339	2.40	270	2.39	69	2.46
1, Detached	112	2.60	96	2.53	16	3.20
1, Attached	227	2.32	174	2.32	53	2.30
Multi Unit	19,472	1.69	4,105	1.71	15,367	1.69
2	360	2.13	149	2.33	211	2.01
3 or 4	3,962	1.92	786	1.97	3,176	1.91
5 to 9	3,454	1.76	529	1.98	2,925	1.73
10 to 19	1,871	1.71	287	1.49	1,584	1.76
20 to 49	1,520	1.76	424	1.74	1,096	1.76
50 or more	8,305	1.55	1,930	1.56	6,375	1.55
Mobile Home or Trailer	0	*,***.**	0	*,***.**	0	*,***.**
Other	192	1.55	63	1.50	129	1.57

BACK BAY - BEACON HILL

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
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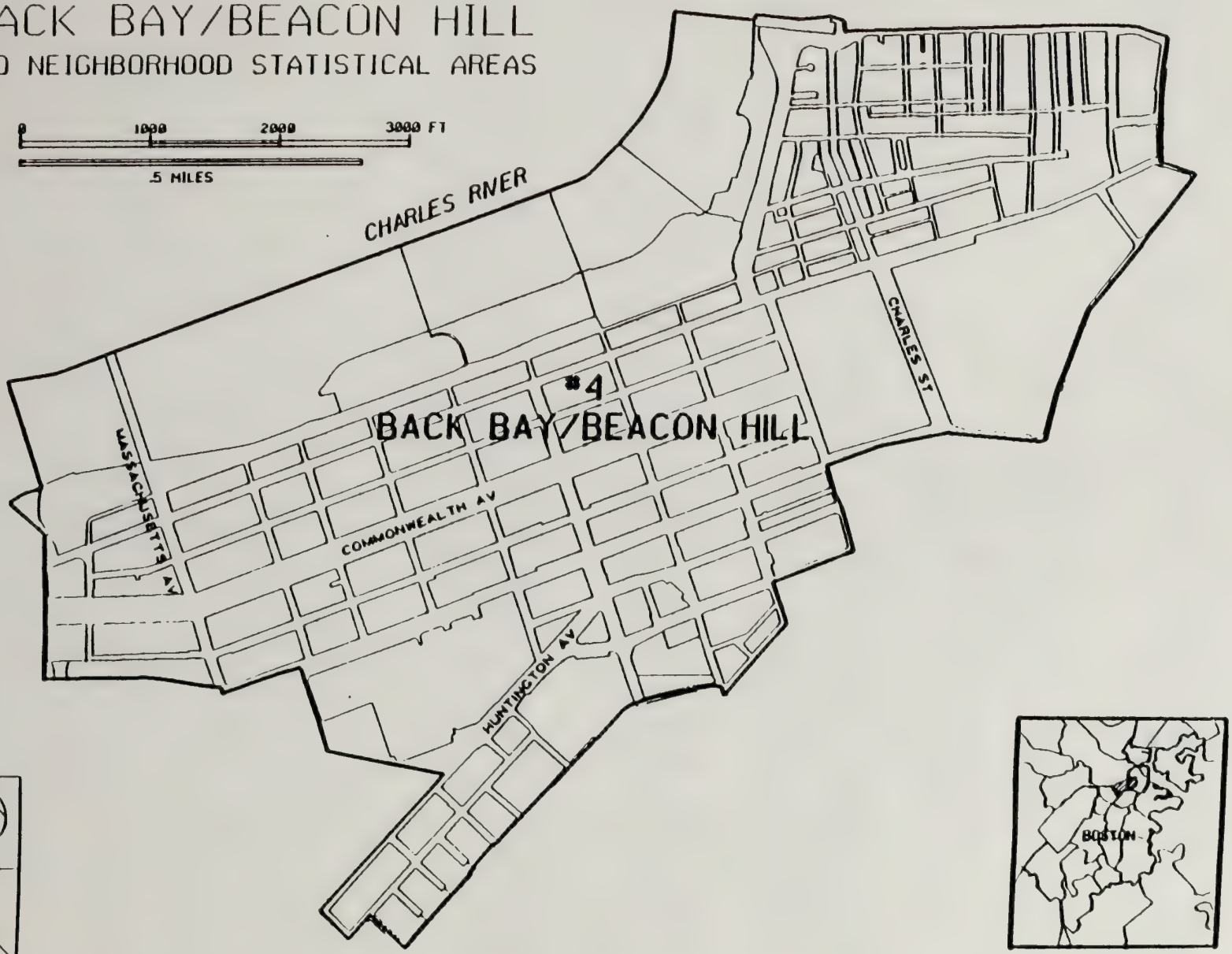
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary

PLANNING DISTRICT #5
BACK BAY/BEACON HILL
AND NEIGHBORHOOD STATISTICAL AREAS



STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (5) BACKBAY/BEACON H.PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	27,854	Population Percent of City:	4.9
Total Land Area (in Sq. Mi.):	0.94	Land Area Percent of City:	1.9
Population Density (per SqMi):	29,632	Density Ratio to City Average	2.54

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(5) BACKBAY/BEACON H.	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	30,212	100.0%	27,854	100.0%	(2,358)	-7.8%	1.00
White1	27,864	92.2	25,283	90.8	(2,581)	-9.3	1.44
Black	1,284	4.2	1,028	3.7	(256)	-19.9	0.14
Native Americans	49	0.2	41	0.1	(8)	-16.3	0.45
Asian + Pac.Islndrs	655	2.2	1,312	4.7	657	100.3	0.89
Other Race	360	1.2	223	0.8	(137)	-38.1	0.13
Hispanic Origin	937	3.1	910	3.3	(27)	-2.9	0.30
White	717	2.4	659	2.4	(58)	-8.1	0.61
Black	30	0.1	68	0.2	38	126.7	0.14
All other	190	0.6	183	0.7	(7)	-3.7	0.13
All Minorities	3,065	10.1	3,230	11.6	165	5.4	0.28
White, Non-Hisp.	27,147	89.9	24,624	88.4	(2,523)	-9.3	1.50
Black, Non-Hisp.	1,254	4.2	960	3.4	(294)	-23.4	0.14

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(5) BACKBAY/BEACON H.	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	30,212	100.0%	27,854	100.0%	(2,358)	-7.8%	1.00
0- 4 years	398	1.3	539	1.9	141	35.4	0.30
5-14	557	1.8	508	1.8	(49)	-8.8	0.18
15-24	9,210	30.5	7,466	26.8	(1,744)	-18.9	1.32
25-34	9,927	32.9	8,739	31.4	(1,188)	-12.0	1.36
35-44	3,462	11.5	4,067	14.6	605	17.5	1.07
45-54	2,146	7.1	2,638	9.5	492	22.9	1.16
55-64	1,819	6.0	1,743	6.3	(76)	-4.2	0.88
65-74	1,502	5.0	1,183	4.2	(319)	-21.2	0.68
75-84	958	3.2	732	2.6	(226)	-23.6	0.69
85 +	233	0.8	272	1.0	39	16.7	0.68

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(5) BACKBAY/BEACON H.

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	30,212	27,864	1,284	655	409	937
0- 4 years	398	329	37	17	15	25
5-17	948	812	55	53	28	47
18-64	26,173	24,203	1,063	555	352	840
65 +	2,693	2,520	129	30	14	25
1990, Total:	27,854	25,283	1,028	1,312	264	910
0- 4 years	539	471	23	31	14	24
5-17	673	563	47	49	14	21
18-64	24,488	22,269	811	1,182	226	818
65 +	2,187	1,980	147	50	10	47
Abs. Change,'90-'80:	(2,358)	(2,581)	(256)	657	(145)	(27)
0- 4 years	141	142	(14)	14	(1)	(1)
5-17	(275)	(249)	(8)	(4)	(14)	(26)
18-64	(1,685)	(1,934)	(252)	627	(126)	(22)
65 +	(506)	(540)	18	20	(4)	22
Pct. Change,'90-'80:	-7.8%	-9.3%	-19.9%	100.3%	-35.5%	-2.9%
0- 4 years	35.4	43.2	-37.8	82.4	-6.7	-4.0
5-17	-29.0	-30.7	-14.5	-7.5	-50.0	-55.3
18-64	-6.4	-8.0	-23.7	113.0	-35.8	-2.6
65 +	-18.8	-21.4	14.0	66.7	-28.6	88.0

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin

2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

BACK BAY/BEACON HILL	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	18,192	100.0%	17,974	100.0%	(218)	-1.2%	1.00
Occupied total:	16,547	91.0	15,888	88.4	(659)	-4.0	0.97
Owner occupied	2,966	16.3	4,602	25.6	1,636	55.2	0.91
Renter occupied	13,581	74.7	11,286	62.8	(2,295)	-16.9	1.00
Vacant total:	1,645	9.0	2,086	11.6	441	26.8	1.30
For sale only	225	1.2	274	1.5	49	21.8	2.00
For rent	879	4.8	1102	6.1	223	25.4	1.15
All other vacant DUs	541	3.0	713	4.0	172	31.8	1.40

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

BACK BAY/BEACON HILL	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	16,547	100.0%	15,887	100.0%	(660)	-4.0%	0.97
White1	15,443	93.3	14,609	92.0	(834)	-5.4	1.29
Black	649	3.9	557	3.5	(92)	-14.2	0.15
American Indian, Eskimo, or Aleut	25	0.2	22	0.1	(3)	-12.0	0.45
Asian or Pacific Islander	281	1.7	605	3.8	324	115.3	0.87
Other race	149	0.9	94	0.6	(55)	-36.9	0.14
Hispanic Origin	415	2.5	413	2.6	(2)	-0.5	0.32
White, Hisp. origin	331	2.0	301	1.9	(30)	-9.1	0.62
Black, Hisp. origin	17	0.1	25	0.2	8	47.1	0.12
All others, Hisp. origin	67	0.4	87	0.5	20	29.9	N/A
All minorities	1,435	8.7	1,579	9.9	144	10.0	0.30
White, Non-Hispanic	15,112	91.3	14,308	90.1	(804)	-5.3	1.36
Black, Non-Hispanic	632	3.8	532	3.3	(100)	-15.8	0.16

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
BACK BAY/BEACON HILL	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	2,966	4,601	1,635	55.1%	13,581	11,286	(2,295)	-16.9%
White1	2,873	4,423	1,550	54.0	12,570	10,186	(2,384)	-19.0
Black	40	55	15	37.5	609	502	(107)	-17.6
American Indian, Eskimo, or Aleut	2	1	(1)	-50.0	23	21	(2)	-8.7
Asian or Pacific Islander	43	111	68	158.1	238	494	256	107.6
Other race	8	11	3	37.5	141	83	(58)	-41.1
Hispanic Origin	30	41	11	36.7	385	372	(13)	-3.4
White, Hisp. origin	27	32	5	18.5	304	269	(35)	-11.5
Black, Hisp. origin	0	0	0	ERR	17	25	8	47.1
All others, Hisp. origin	3	9	6	200.0	64	78	14	21.9
All minorities	120	210	90	75.0	1,315	1,369	54	4.1
White, Non-Hispanic	2,846	4,391	1,545	54.3	12,266	9,917	(2,349)	-19.2
Black, Non-Hispanic	40	55	15	37.5	592	477	(115)	-19.4

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
BACK BAY/BEACON HILL	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Occupied housing units:	15,887	4,602	11,285	100.0%	100.0%	100.0%	100.0%	29.0%	71.0
Age of Householder:									
15 to 24 years	2,499	163	2,336	15.7	3.5	20.7	100.0	6.5	93.
25 to 34 years	5,756	1,170	4,586	36.2	25.4	40.6	100.0	20.3	79.
35 to 44 years	2,922	1,209	1,713	18.4	26.3	15.2	100.0	41.4	58.
45 to 54 years	1,820	959	861	11.5	20.8	7.6	100.0	52.7	47.
55 to 64 years	1,208	586	622	7.6	12.7	5.5	100.0	48.5	51.
65 to 74 years	897	293	604	5.6	6.4	5.4	100.0	32.7	67.
75 years and over	785	222	563	4.9	4.8	5.0	100.0	28.3	71.

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Back Bay/Beacon Hill
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	27,854
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	27,854	100.0%
Female	14,299	51.3%
Male	13,554	48.7%

P7. Race (Universe: Persons)

	Number	PCT
Total	27,854	100.0%
White	25,275	90.7%
Black	1,015	3.6%
American Indian, Eskimo, or Aleut	41	0.1%
American Indian	40	0.1%
Eskimo	0	0.0%
Aleut	1	0.0%
Asian or Pacific Isl.	1,303	4.7%
Asian	1,291	4.6%
Chinese	517	1.9%
Filipino	79	0.3%
Japanese	323	1.2%
Asian Indian	129	0.5%
Korean	135	0.5%
Vietnamese	40	0.0%
Cambodian	2	0.0%
Hmong	0	0.0%
Laotian	0	0.0%
Thai	13	0.0%
Other Asian	53	0.2%
Pacific Islander	15	0.1%
Polynesian	12	0.0%
Hawaiian	8	0.0%
Samoan	4	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	1	0.0%
Guamanian	1	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	2	0.0%
Other Race	220	0.8%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	27,854	100.0%	26,952	100.0%	901	100.0%
White	25,275	90.7%	24,624	91.4%	650	72.1%
Black	1,015	3.6%	960	3.6%	54	6.0%
American Indian, Eskimo or Aleut	41	0.1%	40	0.1%	1	0.1%
Asian or Pacific Islander	1,303	4.7%	1,282	4.8%	23	2.6%
Other Race	220	0.8%	47	0.2%	174	19.3%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	27,854	100.0%
Not of Hispanic Origin	26,952	96.8%
Hispanic Origin	901	3.2%
Mexican	129	0.5%
Puerto Rican	195	0.7%
Cuban	51	0.2%
Other Hispanic	527	1.9%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	3,209	100.0%
Persons in Institutions:	74	2.3%
Correctional Insts.	22	0.7%
Nursing Homes	52	1.6%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	3,135	97.7%
College Dormitories	2,569	80.1%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	84	2.6%
Visible in Street Locales	26	0.8%
Other Non-Institutional Group Quarters	456	14.2%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	32.30	31.50	33.00
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	27,854	14,299	13,554
Under 1	127	58	71
1 - 2	243	118	128
3 - 4	164	74	90
5	91	43	49
6	51	35	16
7 to 9	157	65	93
10 - 11	77	46	31
12 - 13	84	42	43
14	45	19	26
15	39	24	15
16	48	31	17
17	77	34	44
18	595	376	220
19	1,075	573	505
20	1,213	569	647
21	1,060	521	540
22 - 24	3,348	1,993	1,357
25 - 29	5,334	2,861	2,475
30 - 34	3,402	1,584	1,819
35 - 39	2,184	1,040	1,145
40 - 44	1,882	878	1,004
45 - 49	1,488	695	793
50 - 54	1,148	527	623
55 - 59	913	407	505
60 - 61	370	180	190
62 - 64	458	222	238
65 - 69	685	354	332
70 - 74	497	281	216
75 - 79	384	242	142
80 - 84	348	234	114
85 & over	272	188	84

REPORT #91-14
Area Name: Back Bay/Beacon Hill
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 27,854 All Females: 14,299 All Males: 13,554

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	25,275	13,020	1,015	519	41	21	1,304	651	220	89
Under 1	117	51	7	4	0	0	5	3	0	0
1 - 2	210	97	13	6	0	0	13	9	10	6
3 - 4	144	67	3	1	0	0	13	6	4	0
5	80	36	5	2	0	0	5	3	2	2
6	42	29	4	3	0	0	5	3	0	0
7 to 9	139	57	4	1	1	0	12	6	2	1
10 - 11	66	38	6	4	1	1	2	2	2	1
12 - 13	66	33	10	7	0	0	7	2	2	0
14	36	13	4	2	0	0	3	2	2	2
15	35	21	3	2	0	0	1	1	0	0
16	39	26	5	2	0	0	4	3	0	0
17	60	26	6	3	0	0	10	3	2	2
18	512	339	29	15	1	0	41	17	13	5
19	923	505	63	37	0	0	78	26	14	5
20	1,068	512	45	23	1	1	81	28	21	5
21	934	453	41	30	2	0	70	33	14	5
22 - 24	3,008	1,793	91	50	7	5	215	129	29	16
25 - 29	4,873	2,623	129	63	6	3	286	160	42	12
30 - 34	3,088	1,451	109	46	6	3	178	75	22	9
35 - 39	2,036	977	57	21	7	4	72	32	13	6
40 - 44	1,759	819	65	23	1	0	49	33	8	3
45 - 49	1,381	650	63	25	3	0	36	17	5	3
50 - 54	1,076	498	40	17	1	1	30	11	3	0
55 - 59	850	375	32	16	0	0	29	15	2	1
60 - 61	342	168	16	7	0	0	8	2	4	3
62 - 64	419	202	31	15	0	0	9	4	1	1
65 - 69	637	324	30	21	0	0	14	7	5	2
70 - 74	446	251	41	25	1	1	9	4	0	0
75 - 79	335	207	37	26	0	0	11	8	1	1
80 - 84	312	208	27	20	2	2	7	4	0	0
85 & over	250	175	12	8	1	0	9	5	0	0
Under 65										
0-4	471	215	23	11	0	0	31	18	14	6
5-17	563	279	47	26	2	1	49	25	12	8
5-11	327	160	19	10	2	1	24	14	6	4
12-14	102	46	14	9	0	0	10	4	4	2
15-17	134	73	14	7	0	0	15	7	2	2
18-64	22,269	11,365	811	388	35	17	1,182	582	191	74
18-44	18,201	9,472	629	308	31	16	1,070	533	176	66
45-64	4,068	1,893	182	80	4	1	112	49	15	8
Other Age Groups										
16+	24,348	12,582	969	493	39	20	1,246	616	199	79
18+	24,249	12,530	958	488	39	20	1,232	610	197	77
62+	2,399	1,367	178	115	4	3	59	32	7	4
65+	1,980	1,165	147	100	4	3	50	28	6	3

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	901	432
Under 1	1	0
1 - 2	16	10
3 - 4	7	2
5	4	2
6	0	0
7 to 9	8	3
10 - 11	1	0
12 - 13	3	0
14	2	0
15	0	0
16	1	0
17	2	2
18	36	21
19	61	34
20	80	32
21	53	23
22 - 24	141	88
25 - 29	195	88
30 - 34	99	41
35 - 39	47	18
40 - 44	32	10
45 - 49	24	13
50 - 54	13	4
55 - 59	18	12
60 - 61	10	5
62 - 64	9	6
65 - 69	14	6
70 - 74	12	7
75 - 79	8	4
80 - 84	7	3
85 & over	6	4
Under 65		
0-4	24	12
5-17	21	7
5-11	13	5
12-14	5	0
15-17	3	2
18-64	818	395
18-44	744	355
45-64	74	40
Other Age Groups		
16+	868	421
18+	865	419
62+	56	30
65+	47	24

Report #91-15
Area Name: Back Bay/Beacon Hill
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	27,854
Persons in Households	24,645
Total Households	15,888
Persons Per Household	1.55
Persons In Families	8,492
Total Families	3,533
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	26,820	100.0%	13,806	100.0%	13,014	100.0%
Never Married	17,380	64.8%	8,793	63.7%	8,587	66.0%
Now Married, Except Separated	6,372	23.8%	3,166	22.9%	3,206	24.6%
Separated	386	1.4%	188	1.4%	198	1.5%
Widowed	823	3.1%	664	4.8%	159	1.2%
Divorced	1,859	6.9%	995	7.2%	864	6.6%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	27,854	100.0%
In Households	24,645	88.5%
In Family Households	8,718	31.3%
Householder	3,533	12.7%
Spouse	2,998	10.8%
Child	1,584	5.7%
Natural-Born/Adopted	1,540	5.5%
Step	44	0.2%
Grandchild	16	0.1%
Other Relatives	363	1.3%
Non-Relatives	226	0.8%
In NonFamily Households	15,926	57.2%
Householder Liv. Alone	9,471	34.0%
Householder Not Alone	2,884	10.4%
Non-Relatives	3,571	12.8%
In Group Quarters	3,209	11.5%
Institutionalized	74	0.3%
Others in Group Quarters	3,135	11.3%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	1,203	100.0%
In Households	1,157	96.2%
Householder or Spouse	8	0.7%
Own Child	1,109	92.2%
In Married Couple Family	957	79.6%
In Other Family	152	12.6%
Male Householder, No Wife Present	32	2.7%
Female Householder, No Husband Present	120	10.0%
Other Relatives	21	1.7%
Non-Relatives	14	1.2%
In Group Quarters	46	3.8%
Institutionalized	0	0.0%
Other persons in Group Quarters	46	3.8%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	2,186	100.0%
In Households	2,059	94.2%
In Family Households	718	32.8%
Householder	391	17.9%
Spouse	256	11.7%
Other Relative	58	2.7%
Non-Relative	13	0.6%
In NonFamily Households	1,340	61.3%
Male Householder	415	19.0%
Living Alone	391	17.9%
Not Living Alone	24	1.1%
Female Householder	875	40.0%
Living Alone	836	38.2%
Not Living Alone	39	1.8%
Non-Relatives	50	2.3%
In Group Quarters	127	5.8%
Institutionalized	46	2.1%
Others in Group Quarters	81	3.7%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	1,203*	1,155*	1,112	21	14	46	0	47
Under 3 years	370	356	349	2	5	14	0	14
3 to 4 years	164	163	160	3	0	1	0	1
5 years	91	90	86	2	2	2	0	2
6 to 11 years	285	281	273	5	3	2	0	2
12 to 13 years	84	80	78	2	0	4	0	4
14 years	45	42	41	1	0	3	0	3
15 to 17 years	164*	143*	125	6	4	21	0	21
% Under 3 years	30.8%	30.8%	31.4%	9.5%	35.7%	30.4%	***.*%	29.8%
% 3 and 4 years	13.6%	14.1%	14.4%	14.3%	0.0%	2.2%	***.*%	2.1%
% 5 years	7.6%	7.8%	7.7%	9.5%	14.3%	4.3%	***.*%	4.3%
% 6 to 11 years	23.7%	24.3%	24.6%	23.8%	21.4%	4.3%	***.*%	4.3%
% 12 to 13 years	7.0%	6.9%	7.0%	9.5%	0.0%	8.7%	***.*%	8.5%
% 14 years	3.7%	3.6%	3.7%	4.8%	0.0%	6.5%	***.*%	6.4%
% 15 to 17 years	13.6%*	12.4%*	11.2%	28.6%	28.6%	45.7%	***.*%	44.7%

*Includes 8 Householders and Spouses under 18 not shown separately.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-16
Area Name: Back Bay/Beacon Hill
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P16. Household Size and Type (Universe: Households)

	Households
1 Person	9,471
Male Householder	4,580
Female Householder	4,891
2 or More Persons	6,417
Family Households	3,534
Married Couple Family	2,998
With related children	641
No related children	2,357
Other Family	536
Male Householder, No Wife Pres.	173
With related children	27
No related children	146
Female Householder, No Husband present	363
With related children	108
No related children	255
Non-Family Households	2,883
Male Householder	1,397
Female Householder	1,486

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
Households With:					
1 or more Persons 60 Years & over	2,372	14.9%	1,546	712	114
No Persons 60 Years and over	13,517	85.1%	7,926	2,821	2,770
1 or more Persons 65 Years & over	1,775	11.2%	1,227	470	78
No Persons 65 Years and over	14,113	88.8%	8,244	3,063	2,806

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	9,471	59.6%	59.6%	N/A	N/A	9,471	76.7%
2 Persons	4,870	30.7%	90.3%	2,506	71.0%	2,364	19.1%
3 Persons	998	6.3%	96.5%	600	17.0%	398	3.2%
4 Persons	386	2.4%	99.0%	291	8.2%	95	0.8%
5 Persons	107	0.7%	99.6%	91	2.6%	16	0.1%
6 Persons	36	0.2%	99.9%	29	0.8%	7	0.1%
7 or more Persons	20	0.1%	100.0%	15	0.4%	5	0.0%
Total Households	15,888	100.0%	----	3,532	100.0%	12,356	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type (Universe:Households)

	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	3,534	100.0%	3,274	100.0%	88	100.0%	1	100.0%	156	100.0%	16	100.0%	77	100.0%
Married Couple Fam	2,998	84.8%	2,822	86.2%	49	55.7%	1	100.0%	117	75.0%	9	56.3%	51	66.2%
With Rela. Child	641	18.1%	585	17.9%	15	17.0%	1	100.0%	37	23.7%	3	18.8%	10	13.0%
No Related Child	2,357	66.7%	2,237	68.3%	34	38.6%	0	0.0%	80	51.3%	6	37.5%	41	53.2%
Other Family	536	15.2%	452	13.8%	39	44.3%	0	0.0%	39	25.0%	7	43.8%	26	33.8%
Male Householder														
No Wife present	173	4.9%	143	4.4%	11	12.5%	0	0.0%	16	10.3%	3	18.8%	15	19.5%
With Rela. Child	27	0.8%	23	0.7%	2	2.3%	0	0.0%	1	0.6%	1	6.3%	1	1.3%
No related Child	146	4.1%	120	3.7%	9	10.2%	0	0.0%	15	9.6%	2	12.5%	14	18.2%
Female Householder														
No Husb present	363	10.3%	309	9.4%	28	31.8%	0	0.0%	23	14.7%	4	25.0%	11	14.3%
With Rela. Child	108	3.1%	82	2.5%	19	21.6%	0	0.0%	5	3.2%	2	12.5%	3	3.9%
No Related Child	255	7.2%	227	6.9%	9	10.2%	0	0.0%	18	11.5%	2	12.5%	8	10.4%
NonFamily Households	12,354	100.0%	11,335	100.0%	470	100.0%	21	100.0%	451	100.0%	79	100.0%	337	100.0%
H.H. Living Alone	9,471	76.7%	8,626	76.1%	420	89.4%	16	76.2%	348	77.2%	61	77.2%	249	73.9%
H.H. Not Liv. Alone	2,883	23.3%	2,709	23.9%	50	10.6%	5	23.8%	103	22.8%	18	22.8%	88	26.1%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	3,534	100.0%	779	100.0%	2,755	100.0%
Married-Couple Family	2,998	84.8%	642	82.4%	2,356	85.5%
Other Family	536	15.2%	137	17.6%	399	14.5%
Male Householder, No Wife Present	173	4.9%	28	3.6%	145	5.3%
Female Householder, No Husband Present	363	10.3%	109	14.0%	254	9.2%
NonFamily Households	12,354	100.0%	7	100.0%	12,348	100.0%
Male Householder	5,977	48.4%	4	57.1%	5,974	48.4%
Female Householder	6,377	51.6%	3	42.9%	6,374	51.6%

P26. Household Type (Universe: Households)

All Households	15,888
Households with 1 or More Non-Relatives	3,051
Households with No Non-Relatives	12,837

Report #91-17
Area Name: Back Bay/Beacon Hill
State: MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	17,975
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	17,975

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	17,975	100.0%
Occupied	15,888	88.4%
Owner Occupied	4,602	25.6%
Renter Occupied	11,286	62.8%
Vacant	2,086	11.6%
For Rent	1,102	6.1%
For Sale Only	274	1.5%
Rented or Sold, Not Occupied	184	1.0%
For Seasonal, Recreational Or Occasional Use	310	1.7%
For Migrant Workers	2	0.0%
Other Vacant	217	1.2%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	57,841	3.22
Occupied	51,528	3.24
Owner Occupied	21,354	4.64
Renter Occupied	30,174	2.67
Vacant	6,313	3.03
For Rent	3,007	2.73
For Sale Only	965	3.52
Rented or Sold/Not Occupied	746	4.05
For Seasonal, Recreational Or Occasional Use	888	2.86
For Migrant Workers	6	3.00
Other Vacant	700	3.23

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	15,887	100.0%	4,601	100.0%	11,286	100.0%
White	14,610	92.0%	4,423	96.1%	10,186	90.3%
Black	556	3.5%	55	1.2%	502	4.4%
American Indian Eskimo or Aleut	22	0.1%	1	0.0%	21	0.2%
Asian or Pacific Islander	605	3.8%	111	2.4%	494	4.4%
Other Race	94	0.6%	11	0.2%	83	0.7%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
			Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	15,475	100.0%	412	100.0%	41	100.0%	372	100.0%
White	14,310	92.5%	300	72.8%	32	78.0%	269	72.3%
Black	531	3.4%	25	6.1%	0	0.0%	25	6.7%
Amer. Indian/ Esk./Aleut	21	0.1%	1	0.2%	0	0.0%	1	0.3%
Asian/Pacific Islander	596	3.9%	9	2.2%	2	4.9%	7	1.9%
Other Race	17	0.1%	77	18.7%	7	17.1%	70	18.8%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	15,888	100.0%	4,602	100.0%	11,285	100.0%
15 to 24 Years	2,499	15.7%	163	3.5%	2,336	20.7%
25 to 34 Years	5,756	36.2%	1,170	25.4%	4,586	40.6%
35 to 44 Years	2,922	18.4%	1,209	26.3%	1,713	15.2%
45 to 54 Years	1,820	11.5%	959	20.8%	861	7.6%
55 to 64 Years	1,208	7.6%	586	12.7%	622	5.5%
65 to 74 Years	897	5.6%	293	6.4%	604	5.4%
75 Years & over	785	4.9%	222	4.8%	563	5.0%

Report #91-18
Area Name: Back Bay/Beacon Hill
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	15,888	100.0%	4,602	100.0%	11,286	100.0%
1 Person	9,471	59.6%	2,223	48.3%	7,249	64.2%
2 Persons	4,871	30.7%	1,668	36.2%	3,202	28.4%
3 Persons	998	6.3%	389	8.5%	610	5.4%
4 Persons	385	2.4%	220	4.8%	167	1.5%
5 Persons	106	0.7%	65	1.4%	42	0.4%
6 Persons	36	0.2%	24	0.5%	12	0.1%
7 or more Persons	20	0.1%	14	0.3%	6	0.1%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	24,645	8,175	16,469
Persons per Unit	52.61	53.90	49.98
Percentage of Persons	100.0%	33.2%	66.8%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	9,897	62.3%	3,665	79.6%	6,232	55.2%
0.51 to 1.00	5,540	34.9%	888	19.3%	4,653	41.2%
1.01 to 1.50	119	0.7%	20	0.4%	100	0.9%
1.51 to 2.00	294	1.9%	28	0.6%	267	2.4%
2.01 or More	37	0.2%	2	0.0%	35	0.3%
Total	15,888	100.0%	4,602	100.0%	11,286	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	3,221	17.9%
2 Rooms	3,550	19.7%
3 Rooms	4,885	27.2%
4 Rooms	3,232	18.0%
5 Rooms	1,424	7.9%
6 Rooms	607	3.4%
7 Rooms	306	1.7%
8 Rooms	226	1.3%
9 or more Rooms	523	2.9%
Total	17,975	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	3	0.1%
Not Boarded-Up	2,083	99.9%
Vacant, Usual Home Elsewhere	372	17.8%
All Other Vacant	1,715	82.2%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	2,086	100.0%	1,102	100.0%	274	100.0%	712	100.0%
Less Than 2 Months	835	40.0%	432	39.2%	21	7.7%	382	53.7%
2 to 6 Months	683	32.7%	424	38.5%	95	34.7%	164	23.0%
6 or More Months	570	27.3%	246	22.3%	158	57.7%	166	23.3%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	11,280	100.0%	10,117	100.0%	1,163	100.0%
With Cash Rent	11,084	98.3%	9,943	98.3%	1,141	98.1%
Meals Included in Rent	69	0.6%	65	0.6%	4	0.3%
No Meals Included in Rent	11,015	97.7%	9,878	97.6%	1,137	97.8%
No Cash Rent	196	1.7%	174	1.7%	22	1.9%

Report #91-19
Area Name: Back Bay/Beacon Hill
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	420	100.0%
Less than $15,000	0	0.0%
$ 15,000 to $ 19,999	0	0.0%
$ 20,000 to $ 24,999	0	0.0%
$ 25,000 to $ 29,999	0	0.0%
$ 30,000 to $ 34,999	0	0.0%
$ 35,000 to $ 39,999	0	0.0%
$ 40,000 to $ 44,999	1	0.2%
$ 45,000 to $ 49,999	0	0.0%
$ 50,000 to $ 59,999	0	0.0%
$ 60,000 to $ 74,999	2	0.5%
$ 75,000 to $ 99,999	1	0.2%
$100,000 to $124,999	4	1.0%
$125,000 to $149,999	4	1.0%
$150,000 to $174,999	5	1.2%
$175,000 to $199,999	4	1.0%
$200,000 to $249,999	10	2.4%
$250,000 to $299,999	9	2.1%
$300,000 to $399,999	25	6.0%
$400,000 to $499,999	36	8.6%
$500,000 or more	319	76.0%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	11,281	100.0%
With Cash rent	11,085	98.3%
Less than $100	35	0.3%
$ 100 to $ 149	246	2.2%
$ 150 to $ 199	148	1.3%
$ 200 to $ 249	220	2.0%
$ 250 to $ 299	173	1.5%
$ 300 to $ 349	175	1.6%
$ 350 to $ 399	202	1.8%
$ 400 to $ 449	303	2.7%
$ 450 to $ 499	300	2.7%
$ 500 to $ 549	552	4.9%
$ 550 to $ 599	613	5.4%
$ 600 to $ 649	776	6.9%
$ 650 to $ 699	736	6.5%
$ 700 to $ 749	876	7.8%
$ 750 to $ 999	2,765	24.5%
$1,000 or more	2,968	26.3%
No Cash Rent	196	1.7%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	420	$ 223,772,716	$ 532,792
White	404	$ 216,838,254	$ 536,728
Black	9	$ 4,076,148	$ 452,905
American Indian, Eskimo or Aleut	0		**,***,***
Asian or Pacific Islander	7	$ 2,858,313	$ 408,330
Other Race	0		**,***,***
Not of Hispanic Origin	418	$ 222,572,716	$ 532,471
Hispanic Origin	2	$ 1,200,000	$ 600,000

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 342,718
Median Value	$ 400,687
Upper Value Quartile	$ 428,333

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	11,085	$ 8,943,829	$ 807
White	10,003	$ 8,213,266	$ 821
Black	497	$ 267,306	$ 538
American Indian, Eskimo or Aleut	21	$ 13,266	$ 632
Asian or Pacific Islander	484	$ 393,897	$ 814
Other Race	80	$ 56,094	$ 701
Not of Hispanic Origin	10,720	$ 8,657,482	$ 808
Hispanic Origin	365	$ 286,347	$ 785

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 560
Median Contract Rent	$ 760
Upper Contract Rent Quartile	$ 937

Report #91-20
Area Name: Back Bay/Beacon Hill
State: MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	4,602	$ 1,562,256,807	$ 339,473
Single Unit	473	$ 250,402,550	$ 529,392
1, Detached	61	$ 27,639,064	$ 453,099
1, Attached	412	$ 222,763,486	$ 540,688
Multi Unit	4,055	$ 1,287,068,029	$ 317,403
2	117	$ 57,577,966	$ 492,119
3 or more	3,938	$ 1,229,490,063	$ 312,212
Mobile Home or Trailer	1	$ 225,000	$ 225,000
Other	74	$ 24,561,228	$ 331,908

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	6
Specified Vacant For Rent	1,102
All Other Vacants	980

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 2,917,246
Average Price Asked	$ 486,208

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 995,535
Average Rent Asked	$ 903

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	17,975	100.0%	2,086	100.0%	15,888	100.0%	4,602	100.0%	11,286	100.0%
Single Unit	624	3.5%	51	2.4%	575	3.6%	473	10.3%	102	0.9%
1, Detached	101	0.6%	16	0.8%	86	0.5%	61	1.3%	25	0.2%
1, Attached	523	2.9%	35	1.7%	489	3.1%	412	9.0%	77	0.7%
Multi Unit	17,122	95.3%	2,027	97.2%	15,097	95.0%	4,055	88.1%	11,042	97.8%
2	307	1.7%	30	1.4%	277	1.7%	117	2.5%	160	1.4%
3 or 4	2,151	12.0%	206	9.9%	1,945	12.2%	702	15.3%	1,243	11.0%
5 to 9	5,466	30.4%	623	29.9%	4,844	30.5%	1,388	30.2%	3,456	30.6%
10 to 19	4,371	24.3%	529	25.4%	3,841	24.2%	895	19.4%	2,946	26.1%
20 to 49	1,545	8.6%	146	7.0%	1,400	8.8%	412	9.0%	988	8.8%
50 or more	3,282	18.3%	493	23.6%	2,790	17.6%	541	11.8%	2,249	19.9%
Mobile Home or Trailer	1	0.0%	0	0.0%	1	0.0%	1	0.0%	0	0.0%
Other	228	1.3%	11	0.5%	218	1.4%	74	1.6%	144	1.3%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	24,645	1.55	8,175	1.78	16,469	1.46
Single Unit	1,492	2.59	1,268	2.68	224	2.20
1, Detached	183	2.13	137	2.25	46	1.84
1, Attached	1,309	2.68	1,131	2.75	178	2.31
Multi Unit	22,806	1.51	6,747	1.66	16,059	1.45
2	573	2.07	292	2.50	281	1.76
3 or 4	3,454	1.78	1,323	1.88	2,131	1.71
5 to 9	7,394	1.53	2,278	1.64	5,116	1.48
10 to 19	5,484	1.43	1,416	1.58	4,068	1.38
20 to 49	2,069	1.48	655	1.59	1,414	1.43
50 or more	3,832	1.37	783	1.45	3,049	1.36
Mobile Home or Trailer	2	2.00	2	2.00	0	*,***.**
Other	340	1.56	156	2.11	184	1.28

SOUTH END

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
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Consuelo Gonzales Thomell, Member
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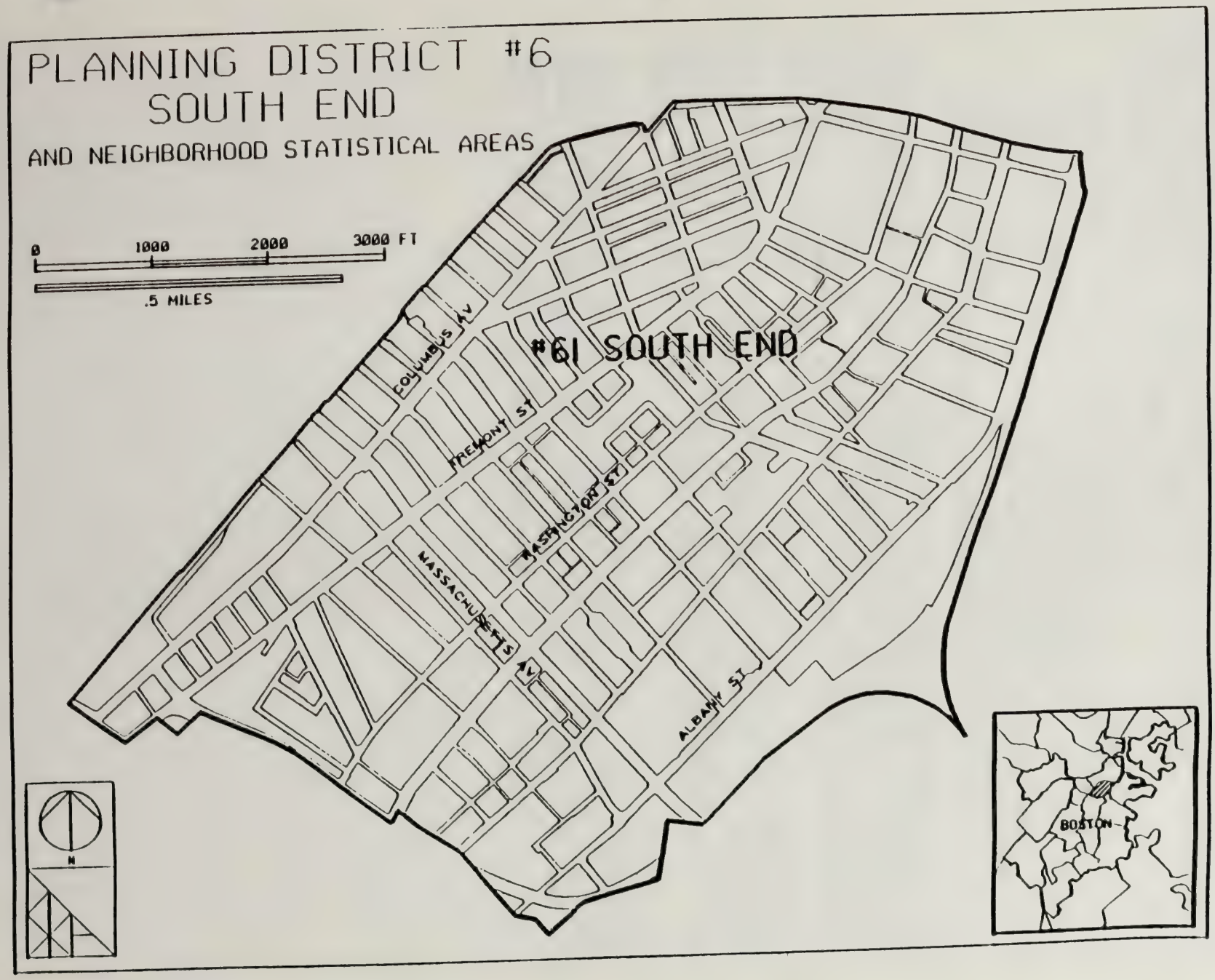
PLANNING DISTRICT #6
SOUTH END
AND NEIGHBORHOOD STATISTICAL AREAS
0
1000
2000
3000 FT
.5 MILES
#61 SOUTH END
COLUMBUS AV
FREMONT ST
WASHINGTON ST
MASSACHUSETTS AV
ALBANY ST
N
BOSTON

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (6) SOUTH END PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	28,891	Population Percent of City:	5.0
Total Land Area (in Sq. Mi.):	1.03	Land Area Percent of City:	2.1
Population Density (per SqMi):	28,050	Density Ratio to City Average	2.40

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(6) SOUTH END	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	27,125	100.0%	28,891	100.0%	1,766	6.5%	1.00
White1	10,662	39.3	12,868	44.5	2,206	20.7	0.71
Black	11,058	40.8	9,871	34.2	(1,187)	-10.7	1.34
Native Americans	78	0.3	136	0.5	58	74.4	1.43
Asian + Pac.Islndrs	3,220	11.9	3,528	12.2	308	9.6	2.31
Other Race	2,107	7.8	2,469	8.5	362	17.2	1.44
Hispanic Origin	3,443	12.7	4,634	16.0	1,191	34.6	1.49
White	1,108	4.1	1,471	5.1	363	32.8	1.32
Black	555	2.0	708	2.5	153	27.6	1.40
All other	1,780	6.6	2,455	8.5	675	37.9	1.63
All Minorities	17,571	64.8	17,494	60.6	(77)	-0.4	1.48
White, Non-Hisp.	9,554	35.2	11,397	39.4	1,843	19.3	0.67
Black, Non-Hisp.	10,503	38.7	9,163	31.7	(1,340)	-12.8	1.33

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(6) SOUTH END	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	27,125	100.0%	28,891	100.0%	1,766	6.5%	1.00
0- 4 years	1,373	5.1	1,599	5.5	226	16.5	0.87
5-14	3,118	11.5	2,611	9.0	(507)	-16.3	0.92
15-24	4,811	17.7	4,838	16.7	27	0.6	0.82
25-34	6,873	25.3	7,882	27.3	1,009	14.7	1.18
35-44	3,618	13.3	4,830	16.7	1,212	33.5	1.23
45-54	2,438	9.0	2,805	9.7	367	15.1	1.19
55-64	2,162	8.0	1,913	6.6	(249)	-11.5	0.94
65-74	1,645	6.1	1,423	4.9	(222)	-13.5	0.79
75-84	864	3.2	724	2.5	(140)	-16.2	0.66
85 +	223	0.8	247	0.9	24	10.8	0.60

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(6) SOUTH END

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	27,125	10,662	11,058	3,220	2,185	3,443
0- 4 years	1,373	299	653	209	212	340
5-17	4,216	891	2,081	661	583	1,006
18-64	18,804	8,284	7,141	2,074	1,305	1,972
65 +	2,732	1,188	1,183	276	85	125
1990, Total:	28,891	12,868	9,871	3,528	2,605	4,634
0- 4 years	1,599	351	777	201	270	444
5-17	3,408	556	1,663	606	583	1,021
18-64	21,471	11,208	6,369	2,278	1,616	2,921
65 +	2,394	753	1,062	443	136	248
Abs. Change, '90-'80:	1,766	2,206	(1,187)	308	420	1,191
0- 4 years	226	52	124	(8)	58	104
5-17	(808)	(335)	(418)	(55)	0	15
18-64	2,667	2,924	(772)	204	311	949
65 +	(338)	(435)	(121)	167	51	123
Pct. Change, '90-'80:	6.5%	20.7%	-10.7%	9.6%	19.2%	34.6%
0- 4 years	16.5	17.4	19.0	-3.8	27.4	30.6
5-17	-19.2	-37.6	-20.1	-8.3	0.0	1.5
18-64	14.2	35.3	-10.8	9.8	23.8	48.1
65 +	-12.4	-36.6	-10.2	60.5	60.0	98.4

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin

2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

SOUTH END	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	13,761	100.0%	14,914	100.0%	1,153	8.4%	1.00
Occupied total:	12,019	87.3	13,222	88.7	1,203	10.0	0.97
Owner occupied	1,577	11.5	2,584	17.3	1,007	63.9	0.62
Renter occupied	10,442	75.9	10,638	71.3	196	1.9	1.13
Vacant total:	1,742	12.7	1,692	11.3	(50)	-2.9	1.27
For sale only	69	0.5	110	0.7	41	59.4	0.97
For rent	1,008	7.3	1172	7.9	164	16.3	1.48
All other vacant DUs	665	4.8	409	2.7	(256)	-38.5	0.96

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

SOUTH END	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	12,019	100.0%	13,223	100.0%	1,204	10.0%	0.97
White1	5,199	43.3	6,815	51.5	1,616	31.1	0.72
Black	5,075	42.2	4,403	33.3	(672)	-13.2	1.48
American Indian, Eskimo, or Aleut	42	0.3	53	0.4	11	26.2	1.31
Asian or Pacific Islander	930	7.7	1,121	8.5	191	20.5	1.95
Other race	773	6.4	831	6.3	58	7.5	1.48
Hispanic Origin	1,134	9.4	1,650	12.5	516	45.5	1.55
White, Hisp. origin	333	2.8	557	4.2	224	67.3	1.37
Black, Hisp. origin	183	1.5	281	2.1	98	53.6	1.60
All others, Hisp. origin	618	5.1	812	6.1	194	31.4	N/A
All minorities	7,153	59.5	6,965	52.7	(188)	-2.6	1.57
White, Non-Hispanic	4,866	40.5	6,258	47.3	1,392	28.6	0.71
Black, Non-Hispanic	4,892	40.7	4,122	31.2	(770)	-15.7	1.51

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
SOUTH END	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	1,577	2,584	1,007	63.9%	10,442	10,639	197	1.9%
White1	1,060	2,107	1,047	98.8	4,139	4,708	569	13.7
Black	346	288	(58)	-16.8	4,729	4,115	(614)	-13.0
American Indian, Eskimo, or Aleut	7	7	0	0.0	35	46	11	31.4
Asian or Pacific Islander	125	161	36	28.8	805	960	155	19.3
Other race	39	21	(18)	-46.2	734	810	76	10.4
Hispanic Origin	43	69	26	60.5	1,091	1,581	490	44.9
White, Hisp. origin	21	41	20	95.2	312	516	204	65.4
Black, Hisp. origin	2	7	5	250.0	181	274	93	51.4
All others, Hisp. origin	20	21	1	5.0	598	791	193	32.3
All minorities	538	518	(20)	-3.7	6,615	6,447	(168)	-2.5
White, Non-Hispanic	1,039	2,066	1,027	98.8	3,827	4,192	365	9.5
Black, Non-Hispanic	344	281	(63)	-18.3	4,548	3,841	(707)	-15.5

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
SOUTH END	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Occupied housing units:	13,221	2,583	10,638	100.0%	100.0%	100.0%	100.0%	19.5%	80.5%
Age of Householder:									
15 to 24 years	1,186	69	1,117	9.0	2.7	10.5	100.0	5.8	94.2
25 to 34 years	4,147	782	3,365	31.4	30.3	31.6	100.0	18.9	81.1
35 to 44 years	3,015	772	2,243	22.8	29.9	21.1	100.0	25.6	74.4
45 to 54 years	1,849	485	1,364	14.0	18.8	12.8	100.0	26.2	73.8
55 to 64 years	1,304	232	1,072	9.9	9.0	10.1	100.0	17.8	82.2
65 to 74 years	1,037	150	887	7.8	5.8	8.3	100.0	14.5	85.5
75 years and over	683	93	590	5.2	3.6	5.5	100.0	13.6	86.4

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: South End
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1. Persons/Area/Density

Total Persons	28,891
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	.....

P5. Sex

(Universe: Persons)	Number	PCT
Total	28,891	100.0%
Female	13,144	45.5%
Male	15,747	54.5%

P7. Race

(Universe: Persons)	Number	PCT
Total	28,891	100.0%
White	12,869	44.5%
Black	9,871	34.2%
American Indian, Eskimo, or Aleut	142	0.5%
American Indian	141	0.5%
Eskimo	1	0.0%
Aleut	0	0.0%
Asian or Pacific Isl.	3,535	12.2%
Asian	3,531	12.2%
Chinese	3,151	10.9%
Filipino	56	0.2%
Japanese	35	0.1%
Asian Indian	50	0.2%
Korean	33	0.1%
Vietnamese	142	0.0%
Cambodian	0	0.0%
Hmong	0	0.0%
Laotian	6	0.0%
Thai	10	0.0%
Other Asian	48	0.2%
Pacific Islander	5	0.0%
Polynesian	5	0.0%
Hawaiian	5	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	0	0.0%
Guamanian	0	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	2,474	8.6%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	28,891	100.0%	24,256	100.0%	4,635	100.0%
White	12,869	44.5%	11,397	47.0%	1,472	31.8%
Black	9,871	34.2%	9,163	37.8%	707	15.3%
American Indian, Eskimo or Aleut	142	0.5%	117	0.5%	25	0.5%
Asian or Pacific Islander	3,535	12.2%	3,465	14.3%	70	1.5%
Other Race	2,474	8.6%	113	0.5%	2,361	50.9%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	28,891	100.0%
Not of Hispanic Origin	24,256	84.0%
Hispanic Origin	4,635	16.0%
Mexican	138	0.5%
Puerto Rican	3,370	11.7%
Cuban	73	0.3%
Other Hispanic	1,054	3.6%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	1,424	100.0%
Persons in Institutions:	115	8.1%
Correctional Insts.	0	0.0%
Nursing Homes	96	6.7%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	10	0.7%
Other Institutions	9	0.6%
Other Persons In Group Qtrs	1,309	91.9%
College Dormitories	0	0.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	565	39.7%
Visible in Street Locales	20	1.4%
Other Non-Institutional Group Quarters	724	50.8%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	32.20	32.60	31.20
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	28,891	13,144	15,747
Under 1	265	146	118
1 - 2	729	346	382
3 - 4	608	297	310
5	324	155	168
6	259	126	133
7 to 9	765	353	410
10 - 11	551	250	301
12 - 13	499	243	254
14	218	108	110
15	270	117	153
16	244	128	115
17	285	126	158
18	313	168	145
19	436	202	235
20	490	229	261
21	555	260	294
22 - 24	2,247	1,055	1,192
25 - 29	4,290	1,804	2,486
30 - 34	3,592	1,418	2,174
35 - 39	2,600	1,029	1,569
40 - 44	2,235	992	1,240
45 - 49	1,611	715	893
50 - 54	1,199	588	609
55 - 59	973	459	514
60 - 61	389	191	198
62 - 64	552	273	278
65 - 69	855	436	420
70 - 74	567	321	246
75 - 79	426	247	178
80 - 84	299	180	119
85 & over	248	172	75

REPORT #91-14
Area Name: South End
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 28,891 All Females: 13,144 All Males: 15,747

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	12,869	4,969	9,871	5,176	142	68	3,535	1,740	2,474	1,191
Under 1	65	35	118	65	1	1	25	13	55	32
1 - 2	179	83	343	166	2	0	91	45	113	52
3 - 4	107	51	316	156	2	1	85	42	97	47
5	44	24	182	89	2	1	48	21	47	20
6	51	26	122	62	2	1	52	20	32	17
7 to 9	123	64	383	176	5	3	131	59	121	51
10 - 11	78	35	282	135	4	3	98	44	89	33
12 - 13	73	41	230	120	2	2	92	38	100	42
14	43	26	99	48	0	0	34	15	42	19
15	50	22	135	70	1	0	40	15	44	10
16	43	19	102	55	0	0	56	30	42	24
17	51	25	128	57	0	0	55	22	50	22
18	66	34	123	65	3	2	75	48	46	19
19	168	78	164	83	0	0	58	21	47	20
20	239	99	144	79	2	0	55	26	50	25
21	284	119	151	81	3	2	62	32	54	26
22 - 24	1,342	598	546	274	10	7	183	94	166	82
25 - 29	2,693	1,021	983	502	18	6	322	145	274	130
30 - 34	2,059	654	985	497	8	2	331	165	209	100
35 - 39	1,360	414	792	396	9	4	261	132	176	83
40 - 44	1,088	404	724	367	13	8	247	131	160	82
45 - 49	760	271	555	308	9	5	154	67	130	64
50 - 54	481	177	419	259	9	6	188	86	100	60
55 - 59	346	138	395	206	7	2	165	83	60	30
60 - 61	146	53	163	99	0	0	61	26	19	13
62 - 64	176	70	225	121	5	2	116	67	29	13
65 - 69	250	115	386	204	7	1	162	85	51	31
70 - 74	169	81	262	166	6	4	104	52	26	18
75 - 79	148	74	187	117	4	2	67	40	19	14
80 - 84	99	57	136	88	1	0	51	29	12	6
85 & over	87	60	91	65	1	0	59	43	9	4
Under 65										
0-4	351	169	777	387	5	2	201	100	265	131
5-17	556	282	1,663	812	16	10	606	264	567	238
5-11	296	149	969	462	13	8	329	144	289	121
12-14	116	67	329	168	2	2	126	53	142	61
15-17	144	66	365	182	1	0	151	67	136	56
18-64	11,208	4,130	6,369	3,337	96	46	2,278	1,123	1,520	747
18-44	9,299	3,421	4,612	2,344	66	31	1,594	794	1,182	567
45-64	1,909	709	1,757	993	30	15	684	329	338	180
Other Age Groups										
16+	12,055	4,561	7,661	4,089	115	53	2,832	1,424	1,729	866
18+	11,961	4,517	7,431	3,977	115	53	2,721	1,372	1,637	820
62+	929	457	1,287	761	24	9	559	316	146	86
65+	753	387	1,062	640	19	7	443	249	117	73

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	4,635	2,218
Under 1	85	48
1 - 2	203	94
3 - 4	156	70
5	86	39
6	75	39
7 to 9	205	98
10 - 11	159	60
12 - 13	173	75
14	73	35
15	86	32
16	82	41
17	82	38
18	92	42
19	80	40
20	92	49
21	88	44
22 - 24	306	147
25 - 29	531	240
30 - 34	433	204
35 - 39	340	152
40 - 44	300	152
45 - 49	234	113
50 - 54	190	108
55 - 59	120	57
60 - 61	51	26
62 - 64	64	32
65 - 69	99	54
70 - 74	67	40
75 - 79	48	28
80 - 84	18	10
85 & over	16	10
Under 65		
0-4	444	212
5-17	1,021	457
5-11	525	236
12-14	246	110
15-17	250	111
18-64	2,921	1,406
18-44	2,262	1,070
45-64	659	336
Other Age Groups		
16+	3,333	1,627
18+	3,169	1,548
62+	312	174
65+	248	142

Report #91-15
Area Name: South End
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	28,891
Persons in Households	27,467
Total Households	13,223
Persons Per Household	2.08
Persons In Families	15,392
Total Families	4,920
Persons Per Family	[illegible]

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	24,675	100.0%	11,116	100.0%	13,559	100.0%
Never Married	14,104	57.2%	5,409	48.7%	8,695	64.1%
Now Married, Except Separated	5,837	23.7%	2,872	25.8%	2,965	21.9%
Separated	1,198	4.9%	664	6.0%	534	3.9%
Widowed	1,351	5.5%	1,030	9.3%	321	2.4%
Divorced	2,185	8.9%	1,141	10.3%	1,044	7.7%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	28,891	100.0%
In Households	27,467	95.1%
In Family Households	15,949	55.2%
Householder	4,920	17.0%
Spouse	2,503	8.7%
Child	6,454	22.3%
Natural-Born/Adopted	6,341	21.9%
Step	113	0.4%
Grandchild	577	2.0%
Other Relatives	939	3.3%
Non-Relatives	557	1.9%
In NonFamily Households	11,517	39.9%
Householder Liv. Alone	5,857	20.3%
Householder Not Alone	2,445	8.5%
Non-Relatives	3,215	11.1%
In Group Quarters	1,424	4.9%
Institutionalized	115	0.4%
Others in Group Quarters	1,309	4.5%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	5,017	100.0%
In Households	4,970	99.1%
Householder or Spouse	9	0.2%
Own Child	4,253	84.8%
In Married Couple Family	1,871	37.3%
In Other Family	2,382	47.5%
Male Householder, No Wife Present	176	3.5%
Female Householder, No Husband Present	2,206	44.0%
Other Relatives	615	12.3%
Non-Relatives	89	1.8%
In Group Quarters	47	0.9%
Institutionalized	10	0.2%
Other persons in Group Quarters	37	0.7%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	2,395	100.0%
In Households	2,211	92.3%
In Family Households	929	38.8%
Householder	513	21.4%
Spouse	223	9.3%
Other Relative	159	6.6%
Non-Relative	34	1.4%
In NonFamily Households	1,282	53.5%
Male Householder	484	20.2%
Living Alone	449	18.7%
Not Living Alone	35	1.5%
Female Householder	723	30.2%
Living Alone	693	28.9%
Not Living Alone	30	1.3%
Non-Relatives	75	3.1%
In Group Quarters	184	7.7%
Institutionalized	93	3.9%
Others in Group Quarters	91	3.8%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				---- Persons In Group Quarters ----		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	5,017*	4,968*	4,254	616	89	47	10	37
Under 3 years	994	986	801	163	22	8	0	8
3 to 4 years	608	605	498	97	10	2	0	2
5 years	324	323	271	47	5	2	0	2
6 to 11 years	1,575	1,570	1,367	179	24	4	0	4
12 to 13 years	499	497	450	38	9	2	0	2
14 years	218	216	195	18	3	2	1	1
15 to 17 years	799*	771*	672	74	16	27	9	18
% Under 3 years	19.8%	19.8%	18.8%	26.5%	24.7%	17.0%	0.0%	21.6%
% 3 and 4 years	12.1%	12.2%	11.7%	15.7%	11.2%	4.3%	0.0%	5.4%
% 5 years	6.5%	6.5%	6.4%	7.6%	5.6%	4.3%	0.0%	5.4%
% 6 to 11 years	31.4%	31.6%	32.1%	29.1%	27.0%	8.5%	0.0%	10.8%
% 12 to 13 years	9.9%	10.0%	10.6%	6.2%	10.1%	4.3%	0.0%	5.4%
% 14 years	4.3%	4.3%	4.6%	2.9%	3.4%	4.3%	10.0%	2.7%
% 15 to 17 years	15.9%*	15.5%*	15.8%	12.0%	18.0%	57.4%	90.0%	48.6%

*Includes 9 Householders and Spouses under 18 not shown separately.

Report #91-16
Area Name: South End
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16.Household Size and Type (Universe: Households)	Households
1 Person	5,858
Male Householder	3,390
Female Householder	2,468
2 or More Persons	7,365
Family Households	4,920
Married Couple Family	2,503
With related children	1,101
No related children	1,402
Other Family	2,418
Male Householder,No Wife Pres.	400
With related children	143
No related children	257
Female Householder, No Husband present	2,018
With related children	1,414
No related children	604
Non-Family Households	2,445
Male Householder	1,731
Female Householder	714

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	2,580	19.5%	1,484	963	133
No Persons 60 Years and over	10,642	80.5%	4,373	3,957	2,312
1 or more Persons 65 Years & over	1,908	14.4%	1,142	669	97
No Persons 65 Years and over	11,315	85.6%	4,716	4,251	2,348

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	5,857	44.3%	44.3%	N/A	N/A	5,857	70.6%
2 Persons	3,909	29.6%	73.9%	1,984	40.3%	1,925	23.2%
3 Persons	1,563	11.8%	85.7%	1,216	24.7%	347	4.2%
4 Persons	1,000	7.6%	93.2%	877	17.8%	123	1.5%
5 Persons	501	3.8%	97.0%	469	9.5%	32	0.4%
6 Persons	227	1.7%	98.7%	218	4.4%	9	0.1%
7 or more Persons	164	1.2%	100.0%	156	3.2%	8	0.1%
Total Households	13,223	100.0%	----	4,920	100.0%	8,301	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	4,921	100.0%	1,503	100.0%	2,051	100.0%	26	100.0%	787	100.0%	551	100.0%	975	100.0%
Married Couple Fam	2,503	50.9%	1,060	70.5%	605	29.5%	6	23.1%	648	82.3%	182	33.0%	334	34.3%
With Rela. Child	1,101	22.4%	317	21.1%	309	15.1%	1	3.8%	363	46.1%	110	20.0%	193	19.8%
No Related Child	1,402	28.5%	743	49.4%	296	14.4%	5	19.2%	285	36.2%	72	13.1%	141	14.5%
Other Family	2,418	49.1%	443	29.5%	1,446	70.5%	20	76.9%	139	17.7%	369	67.0%	641	65.7%
Male Householder														
No Wife present	400	8.1%	114	7.6%	189	9.2%	4	15.4%	54	6.9%	38	6.9%	89	9.1%
With Rela. Child	143	2.9%	27	1.8%	76	3.7%	1	3.8%	14	1.8%	24	4.4%	47	4.8%
No related Child	257	5.2%	87	5.8%	113	5.5%	3	11.5%	40	5.1%	14	2.5%	42	4.3%
Female Householder														
No Husb present	2,018	41.0%	329	21.9%	1,257	61.3%	16	61.5%	85	10.8%	331	60.1%	552	56.6%
With Rela. Child	1,414	28.7%	205	13.6%	895	43.6%	11	42.3%	43	5.5%	260	47.2%	450	46.2%
No Related Child	604	12.3%	124	8.3%	362	17.6%	5	19.2%	42	5.3%	71	12.9%	102	10.5%
NonFamily Households	8,303	100.0%	5,312	100.0%	2,354	100.0%	25	100.0%	333	100.0%	280	100.0%	675	100.0%
H.H. Living Alone	5,858	70.6%	3,247	61.1%	2,096	89.0%	20	80.0%	267	80.2%	228	81.4%	521	77.2%
H.H. Not Liv. Alone	2,445	29.4%	2,065	38.9%	258	11.0%	5	20.0%	66	19.8%	52	18.6%	154	22.8%

P18. Age of Household Members By Household Type

(Universe: Households)	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	4,921	100.0%	2,672	100.0%	2,249	100.0%
Married-Couple Family	2,503	50.9%	1,104	41.3%	1,399	62.2%
Other Family	2,418	49.1%	1,568	58.7%	850	37.8%
Male Householder, No Wife Present	400	8.1%	151	5.7%	249	11.1%
Female Householder, No Husband Present	2,018	41.0%	1,417	53.0%	601	26.7%
NonFamily Households	8,303	100.0%	26	100.0%	8,277	100.0%
Male Householder	5,121	61.7%	18	69.2%	5,103	61.7%
Female Householder	3,182	38.3%	8	30.8%	3,174	38.3%

P26. Household Type (Universe: Households)

All Households	13,223
Households with 1 or More Non-Relatives	2,856
Households with No Non-Relatives	10,367

Report #91-17
Area Name: South End
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	14,915
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	14,915

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	14,915	100.0%
Occupied	13,223	88.7%
Owner Occupied	2,584	17.3%
Renter Occupied	10,638	71.3%
Vacant	1,692	11.3%
For Rent	1,172	7.9%
For Sale Only	110	0.7%
Rented or Sold, Not Occupied	111	0.7%
For Seasonal, Recreational Or Occasional Use	43	0.3%
For Migrant Workers	5	0.0%
Other Vacant	250	1.7%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	51,455	3.45
Occupied	46,127	3.49
Owner Occupied	12,732	4.93
Renter Occupied	33,395	3.14
Vacant	5,328	3.15
For Rent	3,394	2.90
For Sale Only	441	4.01
Rented or Sold/Not Occupied	372	3.35
For Seasonal, Recreational Or Occasional Use	173	4.02
For Migrant Workers	19	3.80
Other Vacant	928	3.71

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	13,223	100.0%	2,584	100.0%	10,639	100.0%
White	6,815	51.5%	2,107	81.5%	4,708	44.3%
Black	4,403	33.3%	288	11.1%	4,115	38.7%
American Indian Eskimo or Aleut	53	0.4%	7	0.3%	46	0.4%
Asian or Pacific Islander	1,121	8.5%	161	6.2%	960	9.0%
Other Race	831	6.3%	21	0.8%	810	7.6%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	11,572	100.0%	1,652	100.0%	69	100.0%	1,581	100.0%
White	6,258	54.1%	557	33.7%	41	59.4%	516	32.6%
Black	4,122	35.6%	282	17.1%	7	10.1%	274	17.3%
Amer.Indian/ Esk./Aleut	48	0.4%	5	0.3%	0	0.0%	5	0.3%
Asian/Pacific Islander	1,100	9.5%	21	1.3%	4	5.8%	17	1.1%
Other Race	44	0.4%	787	47.6%	17	24.6%	769	48.6%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	13,223	100.0%	2,583	100.0%	10,638	100.0%
15 to 24 Years	1,186	9.0%	69	2.7%	1,117	10.5%
25 to 34 Years	4,147	31.4%	782	30.3%	3,365	31.6%
35 to 44 Years	3,015	22.8%	772	29.9%	2,243	21.1%
45 to 54 Years	1,849	14.0%	485	18.8%	1,364	12.8%
55 to 64 Years	1,304	9.9%	232	9.0%	1,072	10.1%
65 to 74 Years	1,037	7.8%	150	5.8%	887	8.3%
75 Years & over	683	5.2%	93	3.6%	590	5.5%

Report #91-18
Area Name: South End
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	13,223	100.0%	2,584	100.0%	10,638	100.0%
1 Person	5,857	44.3%	1,042	40.3%	4,816	45.3%
2 Persons	3,909	29.6%	982	38.0%	2,927	27.5%
3 Persons	1,564	11.8%	266	10.3%	1,298	12.2%
4 Persons	1,000	7.6%	160	6.2%	841	7.9%
5 Persons	501	3.8%	76	2.9%	425	4.0%
6 Persons	227	1.7%	31	1.2%	196	1.8%
7 or more Persons	164	1.2%	28	1.1%	137	1.3%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	27,467	5,221	22,246
Persons per Unit	53.26	46.46	52.66
Percentage of Persons	100.0%	19.0%	81.0%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	7,051	53.3%	1,990	77.0%	5,061	47.6%
0.51 to 1.00	4,895	37.0%	533	20.6%	4,362	41.0%
1.01 to 1.50	578	4.4%	33	1.3%	545	5.1%
1.51 to 2.00	490	3.7%	22	0.9%	468	4.4%
2.01 or More	209	1.6%	6	0.2%	203	1.9%
Total	13,223	100.0%	2,584	100.0%	10,638	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	1,886	12.6%
2 Rooms	2,663	17.9%
3 Rooms	3,806	25.5%
4 Rooms	3,446	23.1%
5 Rooms	1,648	11.0%
6 Rooms	703	4.7%
7 Rooms	237	1.6%
8 Rooms	162	1.1%
9 or more Rooms	362	2.4%
Total	14,915	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	207	12.2%
Not Boarded-Up	1,485	87.8%
Vacant, Usual Home Elsewhere	68	4.0%
All Other Vacant	1,623	95.9%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,692	100.0%	1,172	100.0%	110	100.0%	409	100.0%
Less Than 2 Months	481	28.4%	350	29.9%	12	10.9%	119	29.1%
2 to 6 Months	591	34.9%	480	41.0%	27	24.5%	84	20.5%
6 or More Months	619	36.6%	342	29.2%	71	64.5%	206	50.4%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	10,619	100.0%	9,143	100.0%	1,476	100.0%
With Cash Rent	10,534	99.2%	9,073	99.2%	1,461	99.0%
Meals Included in Rent	45	0.4%	36	0.4%	9	0.6%
No Meals Included in Rent	10,489	98.8%	9,037	98.8%	1,452	98.4%
No Cash Rent	85	0.8%	70	0.8%	15	1.0%

Report #91-19
Area Name: South End
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	326	100.0%
Less than $15,000	0	0.0%
$ 15,000 to $ 19,999	0	0.0%
$ 20,000 to $ 24,999	1	0.3%
$ 25,000 to $ 29,999	0	0.0%
$ 30,000 to $ 34,999	2	0.6%
$ 35,000 to $ 39,999	0	0.0%
$ 40,000 to $ 44,999	1	0.3%
$ 45,000 to $ 49,999	0	0.0%
$ 50,000 to $ 59,999	2	0.6%
$ 60,000 to $ 74,999	2	0.6%
$ 75,000 to $ 99,999	8	2.5%
$100,000 to $124,999	11	3.4%
$125,000 to $149,999	13	4.0%
$150,000 to $174,999	20	6.1%
$175,000 to $199,999	18	5.5%
$200,000 to $249,999	21	6.4%
$250,000 to $299,999	47	14.4%
$300,000 to $399,999	77	23.6%
$400,000 to $499,999	47	14.4%
$500,000 or more	55	16.9%

H32. Contract Rent
(Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	10,619	100.0%
With Cash rent	10,534	99.2%
Less than $100	487	4.6%
$ 100 to $ 149	1,216	11.5%
$ 150 to $ 199	684	6.4%
$ 200 to $ 249	413	3.9%
$ 250 to $ 299	375	3.5%
$ 300 to $ 349	496	4.7%
$ 350 to $ 399	602	5.7%
$ 400 to $ 449	741	7.0%
$ 450 to $ 499	675	6.4%
$ 500 to $ 549	491	4.6%
$ 550 to $ 599	431	4.1%
$ 600 to $ 649	406	3.8%
$ 650 to $ 699	399	3.8%
$ 700 to $ 749	467	4.4%
$ 750 to $ 999	1,530	14.4%
$1,000 or more	1,123	10.6%
No Cash Rent	85	0.8%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder
(Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	326	$ 109,590,772	$ 336,168
White	224	$ 82,249,644	$ 367,186
Black	88	$ 23,627,649	$ 268,496
American Indian, Eskimo or Aleut	1	$ 600,000	$ 600,000
Asian or Pacific Islander	12	$ 3,067,500	$ 255,625
Other Race	0	$ 45,979	**,***,***
Not of Hispanic Origin	320	$ 107,957,845	$ 337,368
Hispanic Origin	6	$ 1,632,927	$ 272,155

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 156,556
Median Value	$ 202,848
Upper Value Quartile	$ 254,415

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder
(Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	10,534	$ 5,629,646	$ 534
White	4,663	$ 3,357,757	$ 720
Black	4,078	$ 1,575,796	$ 386
American Indian, Eskimo or Aleut	46	$ 15,780	$ 343
Asian or Pacific Islander	948	$ 406,423	$ 429
Other Race	800	$ 273,889	$ 342
Not of Hispanic Origin	8,973	$ 5,059,034	$ 564
Hispanic Origin	1,561	$ 570,612	$ 366

H32A/32B/32C. Contract Rent
(Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 320
Median Contract Rent	$ 489
Upper Contract Rent Quartile	$ 685

Report #91-20
Area Name: South End
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	2,584	$ 689,191,406	$ 266,715
Single Unit	361	$ 122,762,649	$ 340,063
1, Detached	35	$ 9,808,315	$ 280,238
1, Attached	326	$ 112,954,334	$ 346,486
Multi Unit	2,195	$ 558,517,209	$ 254,450
2	259	$ 98,638,879	$ 380,845
3 or more	1,936	$ 459,878,330	$ 237,540
Mobile Home or Trailer	0		**,***,***
Other	27	$ 7,911,548	$ 293,020

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	5
Specified Vacant For Rent	1,171
All Other Vacants	515

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 2,104,048
Average Price Asked	$ 420,810

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 639,981
Average Rent Asked	$ 547

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	14,915	100.0%	1,692	100.0%	13,223	100.0%	2,584	100.0%	10,638	100.0%
Single Unit	821	5.5%	62	3.7%	757	5.7%	361	14.0%	396	3.7%
1, Detached	92	0.6%	10	0.6%	81	0.6%	35	1.4%	46	0.4%
1, Attached	729	4.9%	52	3.1%	676	5.1%	326	12.6%	350	3.3%
Multi Unit	13,982	93.7%	1,623	95.9%	12,357	93.5%	2,195	84.9%	10,162	95.5%
2	740	5.0%	55	3.3%	685	5.2%	259	10.0%	426	4.0%
3 or 4	4,575	30.7%	506	29.9%	4,068	30.8%	1,092	42.3%	2,976	28.0%
5 to 9	3,827	25.7%	430	25.4%	3,397	25.7%	605	23.4%	2,792	26.2%
10 to 19	1,233	8.3%	120	7.1%	1,113	8.4%	110	4.3%	1,003	9.4%
20 to 49	1,340	9.0%	298	17.6%	1,042	7.9%	125	4.8%	917	8.6%
50 or more	2,267	15.2%	214	12.6%	2,052	15.5%	4	0.2%	2,048	19.3%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	113	0.8%	6	0.4%	106	0.8%	27	1.0%	79	0.7%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	27,467	2.08	5,221	2.02	22,246	2.09
Single Unit	2,267	2.99	959	2.66	1,308	3.30
1, Detached	269	3.32	115	3.29	154	3.35
1, Attached	1,998	2.96	844	2.59	1,154	3.30
Multi Unit	24,938	2.02	4,185	1.91	20,753	2.04
2	1,715	2.50	610	2.36	1,105	2.59
3 or 4	8,982	2.21	2,148	1.97	6,834	2.30
5 to 9	6,725	1.98	1,040	1.72	5,685	2.04
10 to 19	2,109	1.89	174	1.58	1,935	1.93
20 to 49	2,162	2.07	205	1.64	1,957	2.13
50 or more	3,245	1.58	8	2.00	3,237	1.58
Mobile Home or Trailer	0	*,***.**	0	*,***.**	0	*,***.**
Other	264	2.49	78	2.89	186	2.35

FENWAY - KENMORE

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
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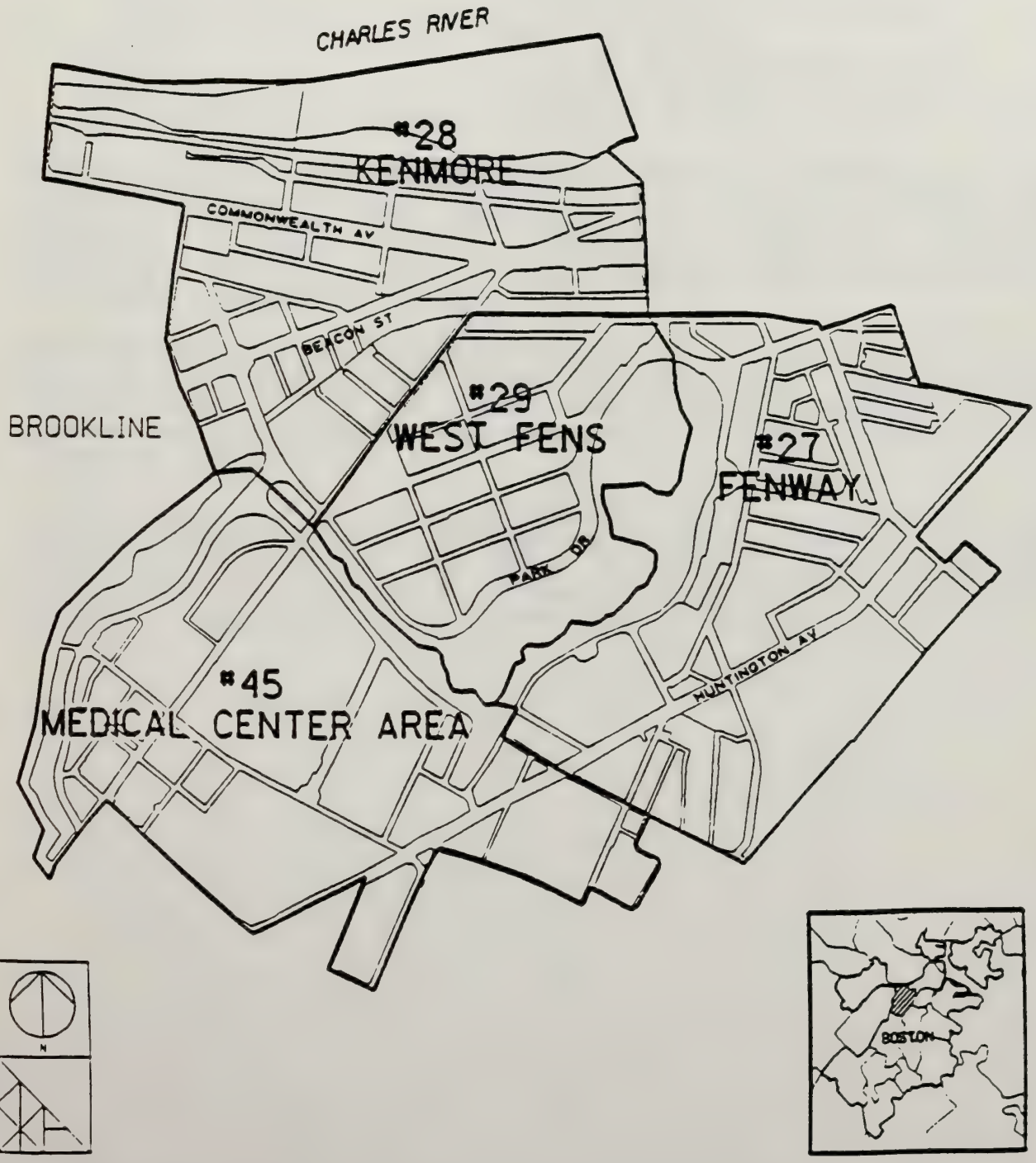
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary

PLANNING DISTRICT #7
FENWAY/KENMORE
AND NEIGHBORHOOD STATISTICAL AREAS



STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (7) FENWAY/KENMORE PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	32,737	Population Percent of City:	5.7
Total Land Area (in Sq. Mi.):	1.24	Land Area Percent of City:	2.5
Population Density (per SqMi):	26,401	Density Ratio to City Average	2.26

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(7) FENWAY/KENMORE	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio2
Total Population	30,842	100.0%	32,737	100.0%	1,895	6.1%	1.00
White1	25,413	82.4	24,537	75.0	(876)	-3.4	1.19
Black	3,035	9.8	3,569	10.9	534	17.6	0.43
Native Americans	59	0.2	103	0.3	44	74.6	0.96
Asian + Pac.Islndrs	1,187	3.8	3,171	9.7	1,984	167.1	1.83
Other Race	1,148	3.7	1,343	4.1	195	17.0	0.69
Hispanic Origin	1,419	4.6	2,586	7.9	1,167	82.2	0.73
White	815	2.6	1,240	3.8	425	52.1	0.98
Black	112	0.4	226	0.7	114	101.8	0.39
All other	492	1.6	1,120	3.4	628	127.6	0.66
All Minorities	6,244	20.2	9,440	28.8	3,196	51.2	0.70
White, Non-Hisp.	24,598	79.8	23,297	71.2	(1,301)	-5.3	1.21
Black, Non-Hisp.	2,923	9.5	3,343	10.2	420	14.4	0.43

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(7) FENWAY/KENMORE	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	30,842	100.0%	32,737	100.0%	1,895	6.1%	1.00
0- 4 years	325	1.1	545	1.7	220	67.7	0.26
5-14	327	1.1	555	1.7	228	69.7	0.17
15-24	19,956	64.7	19,578	59.8	(378)	-1.9	2.94
25-34	5,063	16.4	6,197	18.9	1,134	22.4	0.82
35-44	1,251	4.1	2,292	7.0	1,041	83.2	0.51
45-54	841	2.7	1,114	3.4	273	32.5	0.42
55-64	1,111	3.6	855	2.6	(256)	-23.0	0.37
65-74	1,012	3.3	816	2.5	(196)	-19.4	0.40
75-84	777	2.5	557	1.7	(220)	-28.3	0.45
85 +	179	0.6	214	0.7	35	19.6	0.46

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(7) FENWAY/KENMORE

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	30,842	25,413	3,035	1,187	1,207	1,419
0- 4 years	325	117	103	58	47	65
5-17	694	381	167	50	96	127
18-64	27,855	23,202	2,545	1,057	1,051	1,192
65 +	1,968	1,713	220	22	13	35
1990, Total:	32,737	24,537	3,569	3,171	1,446	2,586
0- 4 years	545	196	159	119	71	139
5-17	717	203	270	134	110	165
18-64	29,874	22,978	2,811	2,848	1,237	2,196
65 +	1,587	1,160	329	70	28	86
Abs. Change,'90-'80:	1,895	(876)	534	1,984	239	1,167
0- 4 years	220	79	56	61	24	74
5-17	23	(178)	103	84	14	38
18-64	2,019	(224)	266	1,791	186	1,004
65 +	(381)	(553)	109	48	15	51
Pct. Change,'90-'80:	6.1%	-3.4%	17.6%	167.1%	19.8%	82.2%
0- 4 years	67.7	67.5	54.4	105.2	51.1	113.8
5-17	3.3	-46.7	61.7	168.0	14.6	29.9
18-64	7.2	-1.0	10.5	169.4	17.7	84.2
65 +	-19.4	-32.3	49.5	218.2	115.4	145.7

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin

2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

FENWAY/KENMORE	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	12,468	100.0%	13,620	100.0%	1,152	9.2%	1.00
Occupied total:	11,404	91.5	12,253	90.0	849	7.4	0.99
Owner occupied	237	1.9	949	7.0	712	300.4	0.25
Renter occupied	11,167	89.6	11,304	83.0	137	1.2	1.32
Vacant total:	1,064	8.5	1,367	10.0	303	28.5	1.12
For sale only	65	0.5	9	0.1	(56)	-86.2	0.09
For rent	626	5.0	1081	7.9	455	72.7	1.49
All other vacant DUs	373	3.0	275	2.0	(98)	-26.3	0.71

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

FENWAY/KENMORE	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	11,404	100.0%	12,252	100.0%	848	7.4%	0.99
White1	9,083	79.6	9,226	75.3	143	1.6	1.07
Black	1,377	12.1	1,577	12.9	200	14.5	0.58
American Indian, Eskimo, or Aleut	20	0.2	45	0.4	25	125.0	1.22
Asian or Pacific Islander	452	4.0	1,002	8.2	550	121.7	1.91
Other race	472	4.1	402	3.3	(70)	-14.8	0.78
Hispanic Origin	560	4.9	936	7.6	376	67.1	0.95
White, Hisp. origin	348	3.1	481	3.9	133	38.2	1.28
Black, Hisp. origin	39	0.3	86	0.7	47	120.5	0.53
All others, Hisp. origin	173	1.5	369	3.0	196	113.3	N/A
All minorities	2,669	23.4	3,507	28.6	838	31.4	0.85
White, Non-Hispanic	8,735	76.6	8,745	71.4	10	0.1	1.08
Black, Non-Hispanic	1,338	11.7	1,491	12.2	153	11.4	0.59

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
FENWAY/KENMORE	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	237	950	713	300.8%	11,167	11,302	135	1.2%
White1	194	851	657	338.7	8,889	8,375	(514)	-5.8
Black	23	32	9	39.1	1,354	1,545	191	14.1
American Indian, Eskimo, or Aleut	0	2	2	ERR	20	43	23	115.0
Asian or Pacific Islander	18	62	44	244.4	434	940	506	116.6
Other race	2	3	1	50.0	470	399	(71)	-15.1
Hispanic Origin	4	24	20	500.0	556	912	356	64.0
White, Hisp. origin	3	17	14	466.7	345	464	119	34.5
Black, Hisp. origin	2	2	0	0.0	37	84	47	127.0
All others, Hisp. origin	(1)	5	6	-600.0	174	364	190	109.2
All minorities	46	116	70	152.2	2,623	3,391	768	29.3
White, Non-Hispanic	191	834	643	336.6	8,544	7,911	(633)	-7.4
Black, Non-Hispanic	21	30	9	42.9	1,317	1,461	144	10.9

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
FENWAY/KENMORE	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Occupied housing units:	12,254	950	11,304	100.0%	100.0%	100.0%	100.0%	7.8%	92.2
Age of Householder:									
15 to 24 years	4,049	120	3,929	33.0	12.6	34.8	100.0	3.0	97.0
25 to 34 years	3,764	333	3,431	30.7	35.1	30.4	100.0	8.8	91.2
35 to 44 years	1,619	239	1,380	13.2	25.2	12.2	100.0	14.8	85.2
45 to 54 years	817	126	691	6.7	13.3	6.1	100.0	15.4	84.6
55 to 64 years	665	68	597	5.4	7.2	5.3	100.0	10.2	89.8
65 to 74 years	666	35	631	5.4	3.7	5.6	100.0	5.3	94.
75 years and over	674	29	645	5.5	3.1	5.7	100.0	4.3	95.

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Fenway/Kenmore
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	32,737
Total Area (sq.miles)	0.00
Land Area	0.00
Water Area	0.00
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	32,737	100.0%
Female	16,001	48.9%
Male	16,737	51.1%

P7. Race (Universe: Persons)

	Number	PCT
Total	32,737	100.0%
White	24,539	75.0%
Black	3,569	10.9%
American Indian, Eskimo, or Aleut	105	0.3%
American Indian	98	0.3%
Eskimo	2	0.0%
Aleut	5	0.0%
Asian or Pacific Isl.	3,176	9.7%
Asian	3,155	9.6%
Chinese	1,276	3.9%
Filipino	153	0.5%
Japanese	425	1.3%
Asian Indian	477	1.5%
Korean	322	1.0%
Vietnamese	130	0.1%
Cambodian	17	0.1%
Hmong	1	0.0%
Laotian	4	0.0%
Thai	39	0.1%
Other Asian	311	1.0%
Pacific Islander	26	0.1%
Polynesian	12	0.0%
Hawaiian	11	0.0%
Samoan	1	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	6	0.0%
Guamanian	6	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	8	0.0%
Other Race	1,348	4.1%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	32,737	100.0%	30,150	100.0%	2,589	100.0%
White	24,539	75.0%	23,297	77.3%	1,244	48.0%
Black	3,569	10.9%	3,343	11.1%	226	8.7%
American Indian, Eskimo or Aleut	105	0.3%	84	0.3%	21	0.8%
Asian or Pacific Islander	3,176	9.7%	3,106	10.3%	72	2.8%
Other Race	1,348	4.1%	321	1.1%	1,027	39.7%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	32,737	100.0%
Not of Hispanic Origin	30,150	92.1%
Hispanic Origin	2,589	7.9%
Mexican	161	0.5%
Puerto Rican	739	2.3%
Cuban	153	0.5%
Other Hispanic	1,536	4.7%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	11,728	100.0%
Persons in Institutions:	125	1.1%
Correctional Insts.	108	0.9%
Nursing Homes	0	0.0%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	17	0.1%
Other Persons In Group Qtrs	11,603	98.9%
College Dormitories	11,190	95.4%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	117	1.0%
Visible in Street Locales	18	0.2%
Other Non-Institutional Group Quarters	278	2.4%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	20.60	20.90	20.80
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	32,737	16,001	16,737
Under 1	101	47	55
1 - 2	238	130	106
3 - 4	206	101	106
5	81	47	33
6	68	33	35
7 to 9	181	89	90
10 - 11	104	62	41
12 - 13	94	58	35
14	34	10	22
15	36	17	18
16	28	12	15
17	100	44	56
18	2,481	1,350	1,131
19	4,642	2,553	2,088
20	4,016	2,078	1,938
21	3,224	1,620	1,607
22 - 24	5,053	2,346	2,705
25 - 29	3,956	1,710	2,247
30 - 34	2,240	874	1,366
35 - 39	1,337	474	861
40 - 44	956	376	581
45 - 49	621	257	364
50 - 54	498	217	276
55 - 59	423	216	206
60 - 61	175	85	89
62 - 64	260	133	126
65 - 69	447	263	182
70 - 74	372	230	141
75 - 79	298	210	89
80 - 84	257	186	72
85 & over	215	168	46

REPORT #91-14
Area Name: Fenway/Kenmore
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 32,737 All Females: 16,001 All Males: 16,737

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	24,539	12,006	3,569	1,837	105	56	3,177	1,488	1,348	614
Under 1	31	11	28	18	0	0	31	13	12	5
1 - 2	94	50	68	39	1	1	46	24	27	16
3 - 4	71	32	63	34	1	1	42	20	30	14
5	23	16	31	18	1	0	17	9	8	4
6	16	8	27	12	1	1	17	8	7	4
7 to 9	41	24	82	38	5	3	29	10	22	14
10 - 11	29	21	39	23	1	1	19	10	15	7
12 - 13	22	8	34	22	1	1	18	14	18	13
14	8	2	12	4	0	0	5	1	7	3
15	8	4	13	8	1	1	4	2	9	2
16	9	2	8	3	0	0	6	5	4	2
17	47	20	24	11	0	0	19	8	10	5
18	1,997	1,110	163	92	4	3	221	97	96	48
19	3,775	2,096	284	163	9	4	420	212	153	78
20	3,328	1,741	220	119	5	4	323	145	140	69
21	2,721	1,395	205	107	4	2	217	90	80	26
22 - 24	4,011	1,847	388	193	10	5	473	235	169	66
25 - 29	2,753	1,151	449	196	15	7	546	270	194	86
30 - 34	1,503	557	313	136	4	3	308	137	112	41
35 - 39	887	299	222	89	8	4	135	49	83	33
40 - 44	627	240	194	82	12	4	78	32	46	18
45 - 49	435	163	117	58	4	0	37	20	28	16
50 - 54	333	146	98	41	3	2	35	15	24	13
55 - 59	296	144	74	46	1	1	32	14	19	11
60 - 61	119	56	37	21	2	0	8	5	8	3
62 - 64	193	95	47	27	1	1	15	7	3	3
65 - 69	303	171	107	75	6	3	27	12	2	2
70 - 74	269	168	74	45	2	2	18	10	8	5
75 - 79	211	145	66	51	0	0	15	10	7	4
80 - 84	208	146	42	35	0	0	6	3	2	2
85 & over	169	135	40	31	1	1	4	1	0	0
Under 65										
0-4	196	93	159	91	2	2	119	57	69	35
5-17	203	105	270	139	10	7	134	67	100	54
5-11	109	69	179	91	8	5	82	37	52	29
12-14	30	10	46	26	1	1	23	15	25	16
15-17	64	26	45	22	1	1	29	15	23	9
18-64	22,978	11,040	2,811	1,370	82	40	2,848	1,328	1,155	511
18-44	21,602	10,436	2,438	1,177	71	36	2,721	1,267	1,073	465
45-64	1,376	604	373	193	11	4	127	61	82	46
Other Age Groups										
16+	24,194	11,827	3,172	1,621	91	46	2,943	1,377	1,188	531
18+	24,138	11,805	3,140	1,607	91	46	2,918	1,364	1,174	524
62+	1,353	860	376	264	10	7	85	43	22	16
65+	1,160	765	329	237	9	6	70	36	19	13

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	2,589	1,208
Under 1	21	10
1 - 2	58	34
3 - 4	60	31
5	26	14
6	10	6
7 to 9	43	24
10 - 11	25	14
12 - 13	27	17
14	11	5
15	7	2
16	6	2
17	10	6
18	99	46
19	222	128
20	228	114
21	159	60
22 - 24	363	153
25 - 29	438	196
30 - 34	254	106
35 - 39	150	54
40 - 44	94	29
45 - 49	62	31
50 - 54	56	25
55 - 59	40	23
60 - 61	15	5
62 - 64	16	10
65 - 69	29	22
70 - 74	25	16
75 - 79	15	8
80 - 84	11	8
85 & over	6	5
Under 65		
0-4	139	75
5-17	165	90
5-11	104	58
12-14	38	22
15-17	23	10
18-64	2,196	980
18-44	2,007	886
45-64	189	94
Other Age Groups		
16+	2,298	1,047
18+	2,282	1,039
62+	102	69
65+	86	59

Report #91-16
Area Name: Fenway/Kenmore
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16.Household Size and Type (Universe: Households)	Households
1 Person	6,376
Male Householder	3,400
Female Householder	2,976
2 or More Persons	5,876
Family Households	2,203
Married Couple Family	1,380
With related children	376
No related children	1,004
Other Family	825
Male Householder,No Wife Pres.	254
With related children	47
No related children	207
Female Householder, No Husband present	571
With related children	275
No related children	296
Non-Family Households	3,673
Male Householder	2,118
Female Householder	1,555

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	1,764	14.4%	1,321	378	65
No Persons 60 Years and over	10,488	85.6%	5,054	1,824	3,610
1 or more Persons 65 Years & over	1,418	11.6%	1,086	292	40
No Persons 65 Years and over	10,833	88.4%	5,290	1,910	3,633

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	6,376	52.0%	52.0%	N/A	N/A	6,376	63.4%
2 Persons	4,017	32.8%	84.8%	1,356	61.5%	2,661	26.5%
3 Persons	1,159	9.5%	94.3%	508	23.0%	651	6.5%
4 Persons	503	4.1%	98.4%	205	9.3%	298	3.0%
5 Persons	115	0.9%	99.3%	76	3.4%	39	0.4%
6 Persons	55	0.4%	99.8%	41	1.9%	14	0.1%
7 or more Persons	28	0.2%	100.0%	18	0.8%	10	0.1%
Total Households	12,252	100.0%	----	2,204	100.0%	10,049	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	2,205	100.0%	1,225	100.0%	460	100.0%	10	100.0%	338	100.0%	174	100.0%	339	100.0%
Married Couple Fam	1,380	62.6%	850	69.4%	187	40.7%	3	30.0%	266	78.7%	75	43.1%	166	49.0%
With Rela. Child	376	17.1%	131	10.7%	73	15.9%	1	10.0%	134	39.6%	37	21.3%	66	19.5%
No Related Child	1,004	45.5%	719	58.7%	114	24.8%	2	20.0%	132	39.1%	38	21.8%	100	29.5%
Other Family	825	37.4%	375	30.6%	273	59.3%	7	70.0%	72	21.3%	99	56.9%	173	51.0%
Male Householder														
No Wife present	254	11.5%	132	10.8%	56	12.2%	1	10.0%	35	10.4%	32	18.4%	58	17.1%
With Rela. Child	47	2.1%	14	1.1%	23	5.0%	0	0.0%	2	0.6%	10	5.7%	18	5.3%
No related Child	207	9.4%	118	9.6%	33	7.2%	1	10.0%	33	9.8%	22	12.6%	40	11.8%
Female Householder														
No Husb present	571	25.9%	243	19.8%	217	47.2%	6	60.0%	37	10.9%	67	38.5%	115	33.9%
With Rela. Child	275	12.5%	71	5.8%	139	30.2%	3	30.0%	17	5.0%	45	25.9%	79	23.3%
No Related Child	296	13.4%	172	14.0%	78	17.0%	3	30.0%	20	5.9%	22	12.6%	36	10.6%
NonFamily Households	10,049	100.0%	8,001	100.0%	1,120	100.0%	36	100.0%	666	100.0%	228	100.0%	598	100.0%
H.H. Living Alone	6,376	63.4%	4,942	61.8%	914	81.6%	29	80.6%	368	55.3%	124	54.4%	361	60.4%
H.H. Not Liv. Alone	3,673	36.6%	3,059	38.2%	206	18.4%	7	19.4%	298	44.7%	104	45.6%	237	39.6%

P18. Age of Household Members By Household Type

(Universe: Households)	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	2,205	100.0%	700	100.0%	1,505	100.0%
Married-Couple Family	1,380	62.6%	378	54.0%	1,002	66.6%
Other Family	825	37.4%	322	46.0%	503	33.4%
Male Householder, No Wife Present	254	11.5%	47	6.7%	207	13.8%
Female Householder, No Husband Present	571	25.9%	275	39.3%	296	19.7%
NonFamily Households	10,049	100.0%	27	100.0%	10,022	100.0%
Male Householder	5,518	54.9%	17	63.0%	5,501	54.9%
Female Householder	4,531	45.1%	10	37.0%	4,521	45.1%

P26. Household Type (Universe: Households)

All Households	12,252
Households with 1 or More Non-Relatives	3,870
Households with No Non-Relatives	8,382

Report #91-17
Area Name: Fenway/Kenmore
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	13,619
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	13,619

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	13,619	100.0%
Occupied	12,252	90.0%
Owner Occupied	949	7.0%
Renter Occupied	11,304	83.0%
Vacant	1,367	10.0%
For Rent	1,081	7.9%
For Sale Only	9	0.1%
Rented or Sold, Not Occupied	42	0.3%
For Seasonal, Recreational Or Occasional Use	109	0.8%
For Migrant Workers	1	0.0%
Other Vacant	123	0.9%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	35,653	2.62
Occupied	32,210	2.63
Owner Occupied	3,590	3.78
Renter Occupied	28,620	2.53
Vacant	3,443	2.52
For Rent	2,696	2.49
For Sale Only	33	3.67
Rented or Sold/Not Occupied	110	2.62
For Seasonal, Recreational Or Occasional Use	255	2.34
For Migrant Workers	4	4.00
Other Vacant	345	2.80

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	12,252	100.0%	950	100.0%	11,302	100.0%
White	9,225	75.3%	851	89.6%	8,375	74.1%
Black	1,579	12.9%	32	3.4%	1,545	13.7%
American Indian Eskimo or Aleut	45	0.4%	2	0.2%	43	0.4%
Asian or Pacific Islander	1,002	8.2%	62	6.5%	940	8.3%
Other Race	401	3.3%	3	0.3%	399	3.5%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	11,318	100.0%	937	100.0%	24	100.0%	912	100.0%
White	8,744	77.3%	481	51.3%	17	70.8%	464	50.9%
Black	1,494	13.2%	86	9.2%	2	8.3%	84	9.2%
Amer.Indian/ Esk./Aleut	37	0.3%	8	0.9%	1	4.2%	7	0.8%
Asian/Pacific Islander	976	8.6%	27	2.9%	2	8.3%	24	2.6%
Other Race	67	0.6%	335	35.8%	2	8.3%	333	36.5%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	12,252	100.0%	950	100.0%	11,304	100.0%
15 to 24 Years	4,049	33.0%	120	12.6%	3,929	34.8%
25 to 34 Years	3,764	30.7%	333	35.1%	3,431	30.4%
35 to 44 Years	1,619	13.2%	239	25.2%	1,380	12.2%
45 to 54 Years	817	6.7%	126	13.3%	691	6.1%
55 to 64 Years	665	5.4%	68	7.2%	597	5.3%	631	5.6%
65 to 74 Years	666	5.4%	35	3.7%	631	5.6%
75 Years & over	674	5.5%	29	3.1%	645	5.7%

Report #91-18
Area Name: Fenway/Kenmore
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	12,252	100.0%	949	100.0%	11,304	100.0%
1 Person	6,376	52.0%	502	52.9%	5,871	51.9%
2 Persons	4,017	32.8%	340	35.8%	3,679	32.5%	
3 Persons	1,160	9.5%	69	7.3%	1,090	9.6%
4 Persons	503	4.1%	27	2.8%	476	4.2%
5 Persons	115	0.9%	7	0.7%	107	0.9%
6 Persons	54	0.4%	3	0.3%	51	0.5%
7 or more Persons	28	0.2%	1	0.1%	27	0.2%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	21,010	1,557	19,453
Persons per Unit	42.15	39.81	42.26
Percentage of Persons	100.0%	7.4%	92.6%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	5,383	43.9%	674	71.0%	4,709	41.7%
0.51 to 1.00	5,807	47.4%	256	27.0%	5,549	49.1%
1.01 to 1.50	363	3.0%	7	0.7%	354	3.1%
1.51 to 2.00	556	4.5%	12	1.3%	546	4.8%
2.01 or More	144	1.2%	1	0.1%	143	1.3%
Total	12,252	100.0%	949	100.0%	11,304	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	2,937	21.6%
2 Rooms	3,922	28.8%
3 Rooms	3,974	29.2%
4 Rooms	1,852	13.6%
5 Rooms	544	4.0%
6 Rooms	210	1.5%
7 Rooms	63	0.5%
8 Rooms	25	0.2%
9 or more Rooms	92	0.7%
Total	13,619	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	12	0.9%
Not Boarded-Up	1,355	99.1%
Vacant, Usual Home Elsewhere	136	9.9%
All Other Vacant	1,232	90.1%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,367	100.0%	1,081	100.0%	9	100.0%	277	100.0%
Less Than 2 Months	621	45.4%	479	44.3%	4	44.4%	138	49.8%
2 to 6 Months	444	32.5%	400	37.0%	4	44.4%	40	14.4%
6 or More Months	302	22.1%	202	18.7%	1	11.1%	99	35.7%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	11,302	100.0%	10,025	100.0%	1,277	100.0%
With Cash Rent	11,167	98.8%	9,897	98.7%	1,270	99.5%
Meals Included in Rent	84	0.7%	78	0.8%	6	0.5%
No Meals Included in Rent	11,083	98.1%	9,819	97.9%	1,264	99.0%
No Cash Rent	135	1.2%	128	1.3%	7	0.5%

Report #91-19
Area Name: Fenway/Kenmore
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	56	100.0%
Less than $15,000	1	1.8%
$ 15,000 to $ 19,999	0	0.0%
$ 20,000 to $ 24,999	0	0.0%
$ 25,000 to $ 29,999	0	0.0%
$ 30,000 to $ 34,999	0	0.0%
$ 35,000 to $ 39,999	0	0.0%
$ 40,000 to $ 44,999	0	0.0%
$ 45,000 to $ 49,999	0	0.0%
$ 50,000 to $ 59,999	0	0.0%
$ 60,000 to $ 74,999	2	3.6%
$ 75,000 to $ 99,999	3	5.4%
$100,000 to $124,999	1	1.8%
$125,000 to $149,999	3	5.4%
$150,000 to $174,999	9	16.1%
$175,000 to $199,999	6	10.7%
$200,000 to $249,999	3	5.4%
$250,000 to $299,999	2	3.6%
$300,000 to $399,999	10	17.9%
$400,000 to $499,999	10	17.9%
$500,000 or more	7	12.5%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	11,301	100.0%
With Cash rent	11,166	98.8%
Less than $100	162	1.4%
$ 100 to $ 149	580	5.1%
$ 150 to $ 199	304	2.7%
$ 200 to $ 249	298	2.6%
$ 250 to $ 299	275	2.4%
$ 300 to $ 349	274	2.4%
$ 350 to $ 399	373	3.3%
$ 400 to $ 449	509	4.5%
$ 450 to $ 499	556	4.9%
$ 500 to $ 549	795	7.0%
$ 550 to $ 599	922	8.2%
$ 600 to $ 649	884	7.8%
$ 650 to $ 699	942	8.3%
$ 700 to $ 749	896	7.9%
$ 750 to $ 999	2,131	18.9%
$1,000 or more	1,265	11.2%
No Cash Rent	135	1.2%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	56	$ 16,848,388	$ 300,864
White	48	$ 14,129,777	$ 294,370
Black	5	$ 1,428,315	$ 285,663
American Indian, Eskimo or Aleut	1	$ 156,492	$ 156,492
Asian or Pacific Islander	3	$ 1,133,805	$ 377,935
Other Race	0		**,***,***
Not of Hispanic Origin	53	$ 16,281,270	$ 307,194
Hispanic Origin	3	$ 567,118	$ 189,039

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 108,170
Median Value	$ 130,277
Upper Value Quartile	$ 149,850

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	11,166	$ 7,216,019	$ 646
White	8,256	$ 5,591,451	$ 677
Black	1,534	$ 762,974	$ 497
American Indian, Eskimo or Aleut	43	$ 21,002	$ 488
Asian or Pacific Islander	935	$ 614,004	$ 657
Other Race	396	$ 226,587	$ 572
Not of Hispanic Origin	10,258	$ 6,692,016	$ 652
Hispanic Origin	908	$ 524,003	$ 577

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 416
Median Contract Rent	$ 550
Upper Contract Rent Quartile	$ 700

Report #91-20
Area Name: Fenway/Kenmore
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	949	$ 163,424,622	$ 172,207
Single Unit	65	$ 18,985,730	$ 292,088
1, Detached	13	$ 3,077,503	$ 236,731
1, Attached	52	$ 15,908,227	$ 305,927
Multi Unit	850	$ 139,008,859	$ 163,540
2	12	$ 3,958,531	$ 329,878
3 or more	838	$ 135,050,328	$ 161,158
Mobile Home or Trailer	0		**,***,***
Other	34	$ 5,430,033	$ 159,707

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	1
Specified Vacant For Rent	1,081
All Other Vacants	284

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 632,754
Average Price Asked	$ 632,754

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 782,045
Average Rent Asked	$ 723

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	13,619	100.0%	1,367	100.0%	12,252	100.0%	949	100.0%	11,304	100.0%
Single Unit	128	0.9%	16	1.2%	111	0.9%	65	6.8%	46	0.4%
1, Detached	31	0.2%	6	0.4%	24	0.2%	13	1.4%	11	0.1%
1, Attached	97	0.7%	10	0.7%	87	0.7%	52	5.5%	35	0.3%
Multi Unit	13,236	97.2%	1,329	97.2%	11,907	97.2%	850	89.6%	11,057	97.8%
2	68	0.5%	10	0.7%	58	0.5%	12	1.3%	46	0.4%
3 or 4	577	4.2%	84	6.1%	493	4.0%	100	10.5%	393	3.5%
5 to 9	1,449	10.6%	140	10.2%	1,308	10.7%	126	13.3%	1,182	10.5%
10 to 19	1,968	14.5%	238	17.4%	1,730	14.1%	93	9.8%	1,637	14.5%
20 to 49	6,191	45.5%	658	48.1%	5,532	45.2%	385	40.6%	5,147	45.5%
50 or more	2,983	21.9%	199	14.6%	2,786	22.7%	134	14.1%	2,652	23.5%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	255	1.9%	20	1.5%	236	1.9%	34	3.6%	202	1.8%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	21,010	1.71	1,557	1.64	19,453	1.72
Single Unit	310	2.79	162	2.49	148	3.22
1, Detached	53	2.21	24	1.85	29	2.64
1, Attached	257	2.95	138	2.65	119	3.40
Multi Unit	20,325	1.71	1,343	1.58	18,982	1.72
2	128	2.21	23	1.92	105	2.28
3 or 4	1,067	2.16	184	1.84	883	2.25
5 to 9	2,378	1.82	215	1.71	2,163	1.83
10 to 19	3,009	1.74	143	1.54	2,866	1.75
20 to 49	9,493	1.72	570	1.48	8,923	1.73
50 or more	4,250	1.53	208	1.55	4,042	1.52
Mobile Home or Trailer	0	*,***.**	0	*,***.**	0	*,***.**
Other	375	1.59	53	1.56	322	1.59

P 1: (8) ALLSTON/BRIGHTON PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	70,284	Population Percent of City:	12.2
Total Land Area (in Sq. Mi.):	4.36	Land Area Percent of City:	8.9
Population Density (per SqMi):	16,120	Density Ratio to City Average	1.38

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(8) ALLSTON/BRIGHTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	65,264	100.0%	70,284	100.0%	5,020	7.7%	1.00
White1	57,245	87.7	55,002	78.3	(2,243)	-3.9	1.25
Black	2,673	4.1	5,075	7.2	2,402	89.9	0.28
Native Americans	95	0.1	131	0.2	36	37.9	0.57
Asian + Pac.Islndrs	3,784	5.8	7,496	10.7	3,712	98.1	2.02
Other Race	1,467	2.2	2,580	3.7	1,113	75.9	0.62
Hispanic Origin	2,911	4.5	6,413	9.1	3,502	120.3	0.85
White	1,931	3.0	3,607	5.1	1,676	86.8	1.33
Black	115	0.2	425	0.6	310	269.6	0.35
All other	865	1.3	2,381	3.4	1,516	175.3	0.65
All Minorities	9,950	15.2	18,889	26.9	8,939	89.8	0.66
White, Non-Hisp.	55,314	84.8	51,395	73.1	(3,919)	-7.1	1.24
Black, Non-Hisp.	2,558	3.9	4,650	6.6	2,092	81.8	0.28

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

ALLSTON - BRIGHTON

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

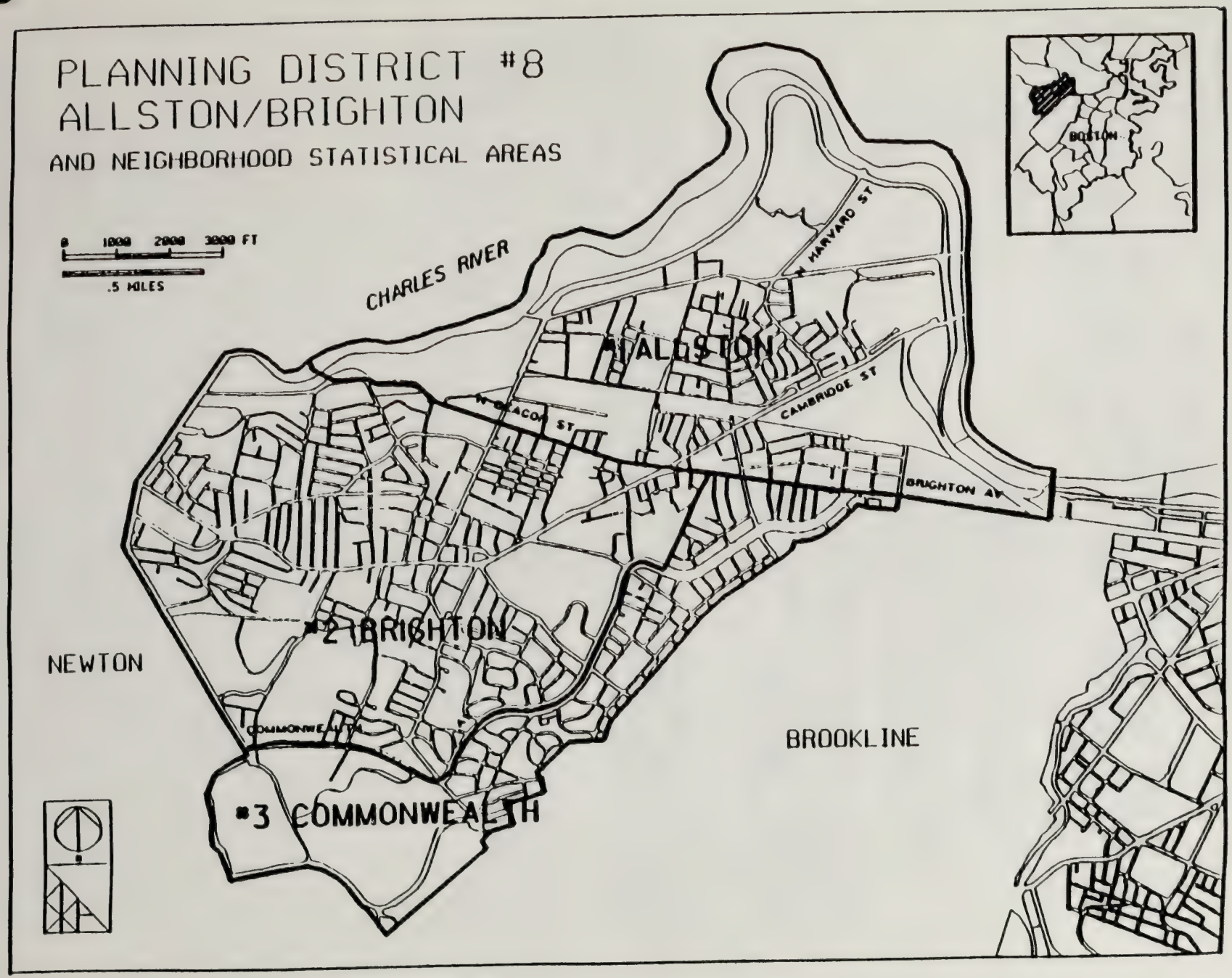
City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
Francis X. O'Brien, Co-Vice Chairman
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary


PLANNING DISTRICT #8
ALLSTON/BRIGHTON
AND NEIGHBORHOOD STATISTICAL AREAS
0 1000 2000 3000 FT
.5 MILES
CHARLES RIVER
HARVARD ST
#1 ALLSTON
CAMBRIDGE ST
BEACON ST
BRIGHTON AV
#2 BRIGHTON
NEWTON
COMMONWEALTH
BROOKLINE
#3 COMMONWEALTH
BOSTON

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 3: ALL PERSONS: AGE Cohorts. 1980 - 1990

(8) ALLSTON/BRIGHTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	65,264	100.0%	70,284	100.0%	5,020	7.7%	1.00
0- 4 years	1,918	2.9	2,688	3.8	770	40.1	0.60
5-14	3,734	5.7	3,251	4.6	(483)	-12.9	0.47
15-24	22,451	34.4	21,878	31.1	(573)	-2.6	1.53
25-34	16,293	25.0	20,996	29.9	4,703	28.9	1.30
35-44	4,070	6.2	7,416	10.6	3,346	82.2	0.78
45-54	3,911	6.0	3,518	5.0	(393)	-10.0	0.61
55-64	4,359	6.7	3,421	4.9	(938)	-21.5	0.69
65-74	4,288	6.6	3,489	5.0	(799)	-18.6	0.80
75-84	3,319	5.1	2,622	3.7	(697)	-21.0	0.98
85 +	921	1.4	1,005	1.4	84	9.1	1.00

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(8) ALLSTON/BRIGHTON

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	65,264	57,245	2,673	3,784	1,562	2,911
0- 4 years	1,918	1,335	168	288	127	235
5-17	5,389	3,939	427	749	274	491
18-64	49,429	43,811	1,933	2,574	1,111	2,056
65 +	8,528	8,160	145	173	50	129
1990, Total:	70,284	55,002	5,075	7,496	2,711	6,413
0- 4 years	2,688	1,636	450	411	191	453
5-17	4,278	2,346	639	913	380	825
18-64	56,202	44,624	3,759	5,732	2,087	4,873
65 +	7,116	6,396	227	440	53	262
Abs. Change, '90-'80:	5,020	(2,243)	2,402	3,712	1,149	3,502
0- 4 years	770	301	282	123	64	218
5-17	(1,111)	(1,593)	212	164	106	334
18-64	6,773	813	1,826	3,158	976	2,817
65 +	(1,412)	(1,764)	82	267	3	133
Pct. Change, '90-'80:	7.7%	-3.9%	89.9%	98.1%	73.6%	120.3%
0- 4 years	40.1	22.5	167.9	42.7	50.4	92.8
5-17	-20.6	-40.4	49.6	21.9	38.7	68.0
18-64	13.7	1.9	94.5	122.7	87.8	137.0
65 +	-16.6	-21.6	56.6	154.3	6.0	103.1

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin

2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

ALLSTON/BRIGHTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	29,548	100.0%	30,862	100.0%	1,314	4.4%	1.00
Occupied total:	28,127	95.2	29,427	95.4	1,300	4.6	1.05
Owner occupied	4,503	15.2	6,100	19.8	1,597	35.5	0.70
Renter occupied	23,624	80.0	23,327	75.6	(297)	-1.3	1.20
Vacant total:	1,421	4.8	1,435	4.6	14	1.0	0.52
For sale only	90	0.3	112	0.4	22	24.4	0.48
For rent	797	2.7	997	3.2	200	25.1	0.61
All other vacant DUs	534	1.8	326	1.1	(208)	-39.0	0.37

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

ALLSTON/BRIGHTON	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	28,127	100.0%	29,427	100.0%	1,300	4.6%	1.05
White1	25,511	90.7	24,228	82.3	(1,283)	-5.0	1.24
Black	1,049	3.7	1,987	6.8	938	89.4	0.32
American Indian, Eskimo, or Aleut	40	0.1	65	0.2	25	62.5	0.78
Asian or Pacific Islander	1,029	3.7	2,415	8.2	1,386	134.7	2.03
Other race	498	1.8	732	2.5	234	47.0	0.63
Hispanic Origin	997	3.5	2,089	7.1	1,092	109.5	0.88
White, Hisp. origin	678	2.4	1,276	4.3	598	88.2	1.41
Black, Hisp. origin	40	0.1	146	0.5	106	265.0	0.37
All others, Hisp. origin	279	1.0	667	2.3	388	139.1	N/A
All minorities	3,294	11.7	6,475	22.0	3,181	96.6	0.65
White, Non-Hispanic	24,833	88.3	22,952	78.0	(1,881)	-7.6	1.18
Black, Non-Hispanic	1,009	3.6	1,841	6.3	832	82.5	0.30

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
ALLSTON/BRIGHTON	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	4,503	6,100	1,597	35.5%	23,624	23,327	(297)	-1.3%
White1	4,077	5,274	1,197	29.4	21,434	18,954	(2,480)	-11.6
Black	42	91	49	116.7	1,007	1,896	889	88.3
American Indian, Eskimo, or Aleut	4	6	2	50.0	36	59	23	63.9
Asian or Pacific Islander	348	695	347	99.7	681	1,720	1,039	152.6
Other race	32	34	2	6.3	466	698	232	49.8
Hispanic Origin	79	143	64	81.0	918	1,946	1,028	112.0
White, Hisp. origin	64	105	41	64.1	614	1,171	557	90.7
Black, Hisp. origin	1	5	4	400.0	39	141	102	261.5
All others, Hisp. origin	14	33	19	135.7	265	634	369	139.2
All minorities	490	931	441	90.0	2,804	5,544	2,740	97.7
White, Non-Hispanic	4,013	5,169	1,156	28.8	20,820	17,783	(3,037)	-14.6
Black, Non-Hispanic	41	86	45	109.8	968	1,755	787	81.3

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
ALLSTON/BRIGHTON	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Occupied housing units:	29,427	6,100	23,327	100.0%	100.0%	100.0%	100.0%	20.7%	79.3%
Age of Householder:									
15 to 24 years	6,288	242	6,046	21.4	4.0	25.9	100.0	3.8	96.2
25 to 34 years	10,041	1,332	8,709	34.1	21.8	37.3	100.0	13.3	86.7
35 to 44 years	4,398	1,226	3,172	14.9	20.1	13.6	100.0	27.9	72.1
45 to 54 years	2,006	782	1,224	6.8	12.8	5.2	100.0	39.0	61.0
55 to 64 years	1,987	932	1,055	6.8	15.3	4.5	100.0	46.9	53.1
65 to 74 years	2,231	879	1,352	7.6	14.4	5.8	100.0	39.4	60.6
75 years and over	2,476	707	1,769	8.4	11.6	7.6	100.0	28.6	71.4

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Allston/Brighton
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	70,284
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	70,284	100.0%
Female	36,287	51.6%
Male	33,997	48.4%

P7. Race (Universe: Persons)

	Number	PCT
Total	70,284	100.0%
White	55,002	78.3%
Black	5,075	7.2%
American Indian, Eskimo, or Aleut	131	0.2%
American Indian	117	0.2%
Eskimo	10	0.0%
Aleut	4	0.0%
Asian or Pacific Isl.	7,496	10.7%
Asian	7,454	10.6%
Chinese	4,245	6.0%
Filipino	219	0.3%
Japanese	460	0.7%
Asian Indian	519	0.7%
Korean	374	0.5%
Vietnamese	604	0.5%
Cambodian	380	0.5%
Hmong	0	0.0%
Laotian	120	0.2%
Thai	134	0.2%
Other Asian	399	0.6%
Pacific Islander	42	0.1%
Polynesian	25	0.0%
Hawaiian	14	0.0%
Samoan	6	0.0%
Tongan	0	0.0%
Other Polynesian	5	0.0%
Micronesian	15	0.0%
Guamanian	15	0.0%
Other Micronesian	0	0.0%
Melanesian	2	0.0%
Pacific Isl., Other	0	0.0%
Other Race	2,580	3.7%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	70,284	100.0%	63,871	100.0%	6,413	100.0%
White	55,002	78.3%	51,395	80.5%	3,607	56.2%
Black	5,075	7.2%	4,650	7.3%	425	6.6%
American Indian, Eskimo or Aleut	131	0.2%	109	0.2%	22	0.3%
Asian or Pacific Islander	7,496	10.7%	7,371	11.5%	125	1.9%
Other Race	2,580	3.7%	346	0.5%	2,234	34.8%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	70,284	100.0%
Not of Hispanic Origin	63,871	90.9%
Hispanic Origin	6,413	9.1%
Mexican	361	0.5%
Puerto Rican	995	1.4%
Cuban	455	0.6%
Other Hispanic	4,602	6.5%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	4,451	100.0%
Persons in Institutions:	791	17.8%
Correctional Insts.	194	4.4%
Nursing Homes	590	13.3%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	4	0.1%
Other Institutions	3	0.1%
Other Persons In Group Qtrs	3,660	82.2%
College Dormitories	3,294	74.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	0	0.0%
Visible in Street Locales	2	0.0%
Other Non-Institutional Group Quarters	364	8.2%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	29.40	29.80	28.60
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	70,284	36,287	33,997
Under 1	530	241	289
1 - 2	1,214	608	606
3 - 4	944	478	466
5	411	201	210
6	376	177	199
7 to 9	1,035	502	533
10 - 11	599	277	322
12 - 13	571	282	289
14	259	131	128
15	282	138	144
16	340	144	196
17	405	199	206
18	974	511	463
19	2,510	1,302	1,208
20	3,410	1,799	1,611
21	3,517	1,651	1,866
22 - 24	10,440	5,512	4,928
25 - 29	13,566	6,512	7,054
30 - 34	7,430	3,446	3,984
35 - 39	4,478	2,136	2,342
40 - 44	2,938	1,471	1,467
45 - 49	1,832	952	880
50 - 54	1,686	930	756
55 - 59	1,646	911	735
60 - 61	727	424	303
62 - 64	1,048	599	449
65 - 69	1,893	1,121	772
70 - 74	1,596	1,039	557
75 - 79	1,459	983	476
80 - 84	1,163	823	340
85 & over	1,005	787	218

REPORT #91-14
Area Name: Allston/Brighton
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 70,284 All Females: 36,287 All Males: 33,997

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	55,002	28,877	5,075	2,522	131	57	7,496	3,653	2,580	1,178
Under 1	367	167	69	34	2	0	57	23	35	17
1 - 2	712	365	212	101	2	0	201	99	87	43
3 - 4	557	271	169	88	0	0	153	86	65	33
5	233	112	74	37	2	0	73	36	29	16
6	214	92	56	23	0	0	77	47	29	15
7 to 9	551	267	174	88	2	0	220	99	88	48
10 - 11	329	145	84	41	2	1	124	64	60	26
12 - 13	317	165	82	37	4	2	119	56	49	22
14	146	68	39	17	1	1	53	35	20	10
15	154	76	30	16	1	1	69	32	28	13
16	192	86	41	16	0	0	77	28	30	14
17	210	93	59	39	1	0	101	49	34	18
18	691	371	79	40	1	1	141	66	62	33
19	1,981	1,034	137	80	7	1	260	128	125	59
20	2,815	1,489	147	82	4	2	311	162	133	64
21	2,938	1,425	156	66	9	3	287	117	127	40
22 - 24	8,672	4,624	567	296	14	7	859	443	328	142
25 - 29	10,976	5,344	946	454	19	7	1,199	537	426	170
30 - 34	5,635	2,638	680	313	6	4	810	367	299	124
35 - 39	3,278	1,606	421	183	16	8	562	256	201	83
40 - 44	2,209	1,104	224	113	13	6	376	188	116	60
45 - 49	1,410	734	142	68	6	2	216	120	58	28
50 - 54	1,261	709	115	61	6	3	243	118	61	39
55 - 59	1,289	714	92	54	1	1	239	127	25	15
60 - 61	596	352	16	10	1	0	106	56	8	6
62 - 64	873	503	37	17	0	0	123	70	15	9
65 - 69	1,612	975	71	40	3	3	185	89	22	14
70 - 74	1,412	924	60	42	4	2	113	66	7	5
75 - 79	1,324	899	47	33	1	0	79	44	8	7
80 - 84	1,096	781	27	15	0	0	37	24	3	3
85 & over	952	744	22	18	3	2	26	21	2	2
Under 65										
0-4	1,636	803	450	223	4	0	411	208	187	93
5-17	2,346	1,104	639	314	13	5	913	446	367	182
5-11	1,327	616	388	189	6	1	494	246	206	105
12-14	463	233	121	54	5	3	172	91	69	32
15-17	556	255	130	71	2	1	247	109	92	45
18-64	44,624	22,647	3,759	1,837	103	45	5,732	2,755	1,984	872
18-44	39,195	19,635	3,357	1,627	89	39	4,805	2,264	1,817	775
45-64	5,429	3,012	402	210	14	6	927	491	167	97
Other Age Groups										
16+	51,422	27,149	4,086	2,040	115	52	6,350	3,076	2,090	935
18+	51,020	26,970	3,986	1,985	114	52	6,172	2,999	2,026	903
62+	7,269	4,826	264	165	11	7	563	314	57	40
65+	6,396	4,323	227	148	11	7	440	244	42	31

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	6,413	3,010
Under 1	84	35
1 - 2	205	109
3 - 4	164	78
5	78	43
6	69	34
7 to 9	191	93
10 - 11	124	60
12 - 13	121	62
14	47	28
15	63	29
16	64	29
17	68	33
18	131	69
19	259	124
20	308	157
21	316	118
22 - 24	791	346
25 - 29	1,129	471
30 - 34	697	296
35 - 39	461	218
40 - 44	298	149
45 - 49	162	75
50 - 54	142	83
55 - 59	96	56
60 - 61	24	17
62 - 64	59	33
65 - 69	84	45
70 - 74	64	46
75 - 79	46	29
80 - 84	39	25
85 & over	29	20
Under 65		
0-4	453	222
5-17	825	411
5-11	462	230
12-14	168	90
15-17	195	91
18-64	4,873	2,212
18-44	4,390	1,948
45-64	483	264
Other Age Groups		
16+	5,267	2,439
18+	5,135	2,377
62+	321	198
65+	262	165

Report #91-15
Area Name: Allston/Brighton
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families	
Total Persons	70,284
Persons in Households	65,833
Total Households	29,427
Persons Per Household	2.24
Persons In Families	31,204
Total Families	10,663
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)	Total	PCT	Female	PCT	Male	PCT
Total Persons	64,345	100.0%	33,390	100.0%	30,955	100.0%
Never Married	40,542	63.0%	20,070	60.1%	20,472	66.1%
Now Married, Except Separated	16,676	25.9%	8,213	24.6%	8,463	27.3%
Separated	915	1.4%	541	1.6%	374	1.2%
Widowed	3,519	5.5%	2,969	8.9%	550	1.8%
Divorced	2,693	4.2%	1,597	4.8%	1,096	3.5%

P15. Household Type and Relationship (Universe: Persons)	Persons	PCT
Total	70,284	100.0%
In Households	65,833	93.7%
In Family Households	32,640	46.4%
Householder	10,663	15.2%
Spouse	7,374	10.5%
Child	9,973	14.2%
Natural-Born/Adopted	9,779	13.9%
Step	194	0.3%
Grandchild	328	0.5%
Other Relatives	2,866	4.1%
Non-Relatives	1,436	2.0%
In NonFamily Households	33,193	47.2%
Householder Liv. Alone	10,304	14.7%
Householder Not Alone	8,460	12.0%
Non-Relatives	14,429	20.5%
In Group Quarters	4,451	6.3%
Institutionalized	791	1.1%
Others in Group Quarters	3,660	5.2%

P21. Household Type and Relationship (Universe: Persons Under 18)	Persons	PCT
Total	6,966	100.0%
In Households	6,927	99.4%
Householder or Spouse	28	0.4%
Own Child	6,234	89.5%
In Married Couple Family	4,545	65.2%
In Other Family	1,689	24.2%
Male Householder, No Wife Present	251	3.6%
Female Householder, No Husband Present	1,438	20.6%
Other Relatives	467	6.7%
Non-Relatives	198	2.8%
In Group Quarters	39	0.6%
Institutionalized	8	0.1%
Other persons in Group Quarters	31	0.4%

P23. Household Type and Relationship (Universe: Persons 65+)	Persons	PCT
Total	7,116	100.0%
In Households	6,466	90.9%
In Family Households	3,534	49.7%
Householder	1,871	26.3%
Spouse	1,026	14.4%
Other Relative	602	8.5%
Non-Relative	35	0.5%
In NonFamily Households	2,932	41.2%
Male Householder	591	8.3%
Living Alone	552	7.8%
Not Living Alone	39	0.5%
Female Householder	2,245	31.5%
Living Alone	2,188	30.7%
Not Living Alone	57	0.8%
Non-Relatives	96	1.3%
In Group Quarters	650	9.1%
Institutionalized	515	7.2%
Others in Group Quarters	135	1.9%

P22. Relationship and Age (Univ.:Persons Under 18)	--All-- Total	Persons In Households Total	Own Child	Other Relative	NonRelatives	Persons In Group Quarters Total	Institutional	Other
Under 18	6,966*	6,927*	6,234	467	198	39	8	31
Under 3 years	1,744	1,730	1,567	122	41	14	0	14
3 to 4 years	944	944	859	69	16	0	0	0
5 years	411	406	373	26	7	5	0	5
6 to 11 years	2,010	2,010	1,852	105	53	0	0	0
12 to 13 years	571	567	507	42	18	4	1	3
14 years	259	259	231	18	10	0	0	0
15 to 17 years	1,027*	1,011*	845	85	53	16	7	9
% Under 3 years	25.0%	25.0%	25.1%	26.1%	20.7%	35.9%	0.0%	45.2%
% 3 and 4 years	13.6%	13.6%	13.8%	14.8%	8.1%	0.0%	0.0%	0.0%
% 5 years	5.9%	5.9%	6.0%	5.6%	3.5%	12.8%	0.0%	16.1%
% 6 to 11 years	28.9%	29.0%	29.7%	22.5%	26.8%	0.0%	0.0%	0.0%
% 12 to 13 years	8.2%	8.2%	8.1%	9.0%	9.1%	10.3%	12.5%	9.7%
% 14 years	3.7%	3.7%	3.7%	3.9%	5.1%	0.0%	0.0%	0.0%
% 15 to 17 years	14.7%*	14.6%*	13.6%	18.2%	26.8%	41.0%	87.5%	29.0%

*Includes 28 Householders and Spouses under 18 not shown separately.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-16
Area Name: Allston/Brighton
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16. Household Size and Type (Universe: Households)	Households
1 Person	10,304
Male Householder	4,189
Female Householder	6,115
2 or More Persons	19,123
Family Households	10,663
Married Couple Family	7,374
With related children	2,707
No related children	4,667
Other Family	3,289
Male Householder, No Wife Pres.	938
With related children	220
No related children	718
Female Householder, No Husband present	2,351
With related children	996
No related children	1,355
Non-Family Households	8,460
Male Householder	4,257
Female Householder	4,203

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households--		1 Person	2 or More Persons	
Households With:	Total	PCT	Household	Family	NonFamily
1 or more Persons 60 Years & over	6,258	21.3%	3,103	2,980	175
No Persons 60 Years and over	23,169	78.7%	7,201	7,683	8,285
1 or more Persons 65 Years & over	5,177	17.6%	2,740	2,307	130
No Persons 65 Years and over	24,250	82.4%	7,564	8,356	8,330

P27. Household Type and Household Size (Universe: Households)

	---- All Households ----			---- Family ----		--- NonFamily ---	
	Total	Pct	Cum.Pct	Total	Pct	Total	Pct
1 Person	10,304	35.0%	35.0%	N/A	N/A	10,304	54.9%
2 Persons	9,971	33.9%	68.9%	5,062	47.5%	4,909	26.2%
3 Persons	4,461	15.2%	84.1%	2,461	23.1%	2,000	10.7%
4 Persons	2,698	9.2%	93.2%	1,678	15.7%	1,020	5.4%
5 Persons	1,116	3.8%	97.0%	837	7.8%	279	1.5%
6 Persons	546	1.9%	98.9%	354	3.3%	192	1.0%
7 or more Persons	331	1.1%	100.0%	271	2.5%	60	0.3%
Total Households	29,427	100.0%	----	10,663	100.0%	18,764	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	10,663	100.0%	7,839	100.0%	928	100.0%	27	100.0%	1,419	100.0%	450	100.0%	1,139	100.0%
Married Couple Fam	7,374	69.2%	5,615	71.6%	409	44.1%	13	48.1%	1,084	76.4%	253	56.2%	693	60.8%
With Rela. Child	2,707	25.4%	1,748	22.3%	210	22.6%	7	25.9%	563	39.7%	179	39.8%	401	35.2%
No Related Child	4,667	43.8%	3,867	49.3%	199	21.4%	6	22.2%	521	36.7%	74	16.4%	292	25.6%
Other Family	3,289	30.8%	2,224	28.4%	519	55.9%	14	51.9%	335	23.6%	197	43.8%	446	39.2%
Male Householder														
No Wife present	938	8.8%	619	7.9%	104	11.2%	2	7.4%	133	9.4%	80	17.8%	167	14.7%
With Rela. Child	220	2.1%	117	1.5%	35	3.8%	1	3.7%	36	2.5%	31	6.9%	65	5.7%
No related Child	718	6.7%	502	6.4%	69	7.4%	1	3.7%	97	6.8%	49	10.9%	102	9.0%
Female Householder														
No Husb present	2,351	22.0%	1,605	20.5%	415	44.7%	12	44.4%	202	14.2%	117	26.0%	279	24.5%
With Rela. Child	996	9.3%	527	6.7%	303	32.7%	7	25.9%	84	5.9%	75	16.7%	180	15.8%
No Related Child	1,355	12.7%	1,078	13.8%	112	12.1%	5	18.5%	118	8.3%	42	9.3%	99	8.7%
NonFamily Households	18,764	100.0%	16,389	100.0%	1,059	100.0%	38	100.0%	996	100.0%	282	100.0%	950	100.0%
H.H. Living Alone	10,304	54.9%	8,964	54.7%	665	62.8%	21	55.3%	541	54.3%	113	40.1%	431	45.4%
H.H. Not Liv. Alone	8,460	45.1%	7,425	45.3%	394	37.2%	17	44.7%	455	45.7%	169	59.9%	519	54.6%

P18. Age of Household Members By Household Type

(Universe: Households)	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	10,663	100.0%	3,957	100.0%	6,706	100.0%
Married-Couple Family	7,374	69.2%	2,724	68.8%	4,650	69.3%
Other Family	3,289	30.8%	1,233	31.2%	2,056	30.7%
Male Householder, No Wife Present	938	8.8%	231	5.8%	707	10.5%
Female Householder, No Husband Present	2,351	22.0%	1,002	25.3%	1,349	20.1%
NonFamily Households	18,764	100.0%	79	100.0%	18,685	100.0%
Male Householder	8,446	45.0%	45	57.0%	8,401	45.0%
Female Householder	10,318	55.0%	34	43.0%	10,284	55.0%

P26. Household Type (Universe: Households)	
All Households	29,427
Households with 1 or More Non-Relatives	9,412
Households with No Non-Relatives	20,015

Report #91-17
Area Name: Allston/Brighton
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	30,862
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	30,862

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	30,862	100.0%
Occupied	29,427	95.4%
Owner Occupied	6,100	19.8%
Renter Occupied	23,327	75.6%
Vacant	1,435	4.6%
For Rent	997	3.2%
For Sale Only	112	0.4%
Rented or Sold, Not Occupied	122	0.4%
For Seasonal, Recreational Or Occasional Use	68	0.2%
For Migrant Workers	0	0.0%
Other Vacant	136	0.4%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	124,279	4.03
Occupied	118,893	4.04
Owner Occupied	33,451	5.48
Renter Occupied	85,442	3.66
Vacant	5,386	3.75
For Rent	3,483	3.49
For Sale Only	478	4.27
Rented or Sold/Not Occupied	552	4.52
For Seasonal, Recreational Or Occasional Use	257	3.78
For Migrant Workers	0	***.**
Other Vacant	616	4.53

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	29,427	100.0%	6,100	100.0%	23,327	100.0%
White	24,228	82.3%	5,274	86.5%	18,954	81.3%
Black	1,987	6.8%	91	1.5%	1,896	8.1%
American Indian Eskimo or Aleut	65	0.2%	6	0.1%	59	0.3%
Asian or Pacific Islander	2,415	8.2%	695	11.4%	1,720	7.4%
Other Race	732	2.5%	34	0.6%	698	3.0%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	27,338	100.0%	2,089	100.0%	143	100.0%	1,946	100.0%
White	22,952	84.0%	1,276	61.1%	105	73.4%	1,171	60.2%
Black	1,841	6.7%	146	7.0%	5	3.5%	141	7.2%
Amer.Indian/ Esk./Aleut	57	0.2%	8	0.4%	0	0.0%	8	0.4%
Asian/Pacific Islander	2,381	8.7%	34	1.6%	5	3.5%	29	1.5%
Other Race	107	0.4%	625	29.9%	28	19.6%	597	30.7%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	29,427	100.0%	6,100	100.0%	23,327	100.0%
15 to 24 Years	6,288	21.4%	242	4.0%	6,046	25.9%
25 to 34 Years	10,041	34.1%	1,332	21.8%	8,709	37.3%
35 to 44 Years	4,398	14.9%	1,226	20.1%	3,172	13.6%
45 to 54 Years	2,006	6.8%	782	12.8%	1,224	5.2%
55 to 64 Years	1,987	6.8%	932	15.3%	1,055	4.5%
65 to 74 Years	2,231	7.6%	879	14.4%	1,352	5.8%
75 Years & over	2,476	8.4%	707	11.6%	1,769	7.6%

Report #91-18
Area Name: Allston/Brighton
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	29,427	100.0%	6,100	100.0%	23,327	100.0%
1 Person	10,304	35.0%	1,974	32.4%	8,330	35.7%
2 Persons	9,971	33.9%	2,005	32.9%	7,966	34.1%
3 Persons	4,461	15.2%	895	14.7%	3,566	15.3%
4 Persons	2,698	9.2%	661	10.8%	2,037	8.7%
5 Persons	1,116	3.8%	319	5.2%	797	3.4%
6 Persons	546	1.9%	134	2.2%	412	1.8%
7 or more Persons	331	1.1%	112	1.8%	219	0.9%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	65,833	14,557	51,276
Persons per Unit	145.82	152.41	144.66
Percentage of Persons	100.0%	22.1%	77.9%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	16,647	56.6%	4,383	71.9%	12,264	52.6%
0.51 to 1.00	10,900	37.0%	1,543	25.3%	9,357	40.1%
1.01 to 1.50	1,029	3.5%	118	1.9%	911	3.9%
1.51 to 2.00	617	2.1%	45	0.7%	572	2.5%
2.01 or More	234	0.8%	11	0.2%	223	1.0%
Total	29,427	100.0%	6,100	100.0%	23,327	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	1,690	5.5%
2 Rooms	4,098	13.3%
3 Rooms	7,734	25.1%
4 Rooms	6,291	20.4%
5 Rooms	5,520	17.9%
6 Rooms	3,030	9.8%
7 Rooms	1,215	3.9%
8 Rooms	549	1.8%
9 or more Rooms	735	2.4%
Total	30,862	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	27	1.9%
Not Boarded-Up	1,408	98.1%
Vacant, Usual Home Elsewhere	97	6.8%
All Other Vacant	1,338	93.2%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,435	100.0%	997	100.0%	112	100.0%	326	100.0%
Less Than 2 Months	478	33.3%	353	35.4%	10	8.9%	115	35.3%
2 to 6 Months	604	42.1%	496	49.7%	21	18.8%	87	26.7%
6 or More Months	353	24.6%	148	14.8%	81	72.3%	124	38.0%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	23,303	100.0%	20,186	100.0%	3,117	100.0%
With Cash Rent	22,999	98.7%	19,951	98.8%	3,048	97.8%
Meals Included in Rent	62	0.3%	50	0.2%	12	0.4%
No Meals Included in Rent	22,937	98.4%	19,901	98.6%	3,036	97.4%
No Cash Rent	304	1.3%	235	1.2%	69	2.2%

Report #91-19
Area Name: Allston/Brighton
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	1,563	100.0%
Less than $15,000	5	0.3%
$ 15,000 to $ 19,999	6	0.4%
$ 20,000 to $ 24,999	5	0.3%
$ 25,000 to $ 29,999	3	0.2%
$ 30,000 to $ 34,999	2	0.1%
$ 35,000 to $ 39,999	3	0.2%
$ 40,000 to $ 44,999	3	0.2%
$ 45,000 to $ 49,999	0	0.0%
$ 50,000 to $ 59,999	2	0.1%
$ 60,000 to $ 74,999	11	0.7%
$ 75,000 to $ 99,999	50	3.2%
$100,000 to $124,999	111	7.1%
$125,000 to $149,999	139	8.9%
$150,000 to $174,999	308	19.7%
$175,000 to $199,999	352	22.5%
$200,000 to $249,999	355	22.7%
$250,000 to $299,999	136	8.7%
$300,000 to $399,999	57	3.6%
$400,000 to $499,999	9	0.6%
$500,000 or more	6	0.4%

H32. Contract Rent
(Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	23,303	100.0%
With Cash rent	22,999	98.7%
Less than $100	229	1.0%
$ 100 to $ 149	1,050	4.5%
$ 150 to $ 199	590	2.5%
$ 200 to $ 249	634	2.7%
$ 250 to $ 299	496	2.1%
$ 300 to $ 349	623	2.7%
$ 350 to $ 399	575	2.5%
$ 400 to $ 449	733	3.1%
$ 450 to $ 499	829	3.6%
$ 500 to $ 549	1,343	5.8%
$ 550 to $ 599	1,398	6.0%
$ 600 to $ 649	1,993	8.6%
$ 650 to $ 699	1,937	8.3%
$ 700 to $ 749	1,545	6.6%
$ 750 to $ 999	5,301	22.7%
$1,000 or more	3,723	16.0%
No Cash Rent	304	1.3%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder
(Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	1,563	$ 298,559,500	$ 191,017
White	1,350	$ 259,991,500	$ 192,586
Black	29	$ 5,700,000	$ 196,552
American Indian, Eskimo or Aleut	2	$ 500,000	$ 250,000
Asian or Pacific Islander	176	$ 31,255,500	$ 177,588
Other Race	6	$ 1,112,500	$ 185,417
Not of Hispanic Origin	1,535	$ 293,102,000	$ 190,946
Hispanic Origin	28	$ 5,457,500	$ 194,911

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 146,303
Median Value	$ 175,073
Upper Value Quartile	$ 209,398

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder
(Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	22,999	$ 16,120,575	$ 701
White	18,685	$ 13,248,331	$ 709
Black	1,884	$ 1,169,962	$ 621
American Indian, Eskimo or Aleut	59	$ 35,627	$ 604
Asian or Pacific Islander	1,680	$ 1,203,828	$ 717
Other Race	691	$ 462,827	$ 670
Not of Hispanic Origin	21,074	$ 14,822,149	$ 703
Hispanic Origin	1,925	$ 1,298,426	$ 675

H32A/32B/32C. Contract Rent
(Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 514
Median Contract Rent	$ 685
Upper Contract Rent Quartile	$ 871

Report #91-20
Area Name: Allston/Brighton
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	6,100	$ 1,137,937,500	$ 186,547
Single Unit	1,657	$ 320,081,000	$ 193,169
1, Detached	1,365	$ 261,166,000	$ 191,330
1, Attached	292	$ 58,915,000	$ 201,764
Multi Unit	4,340	$ 796,543,500	$ 183,535
2	1,749	$ 391,228,000	$ 223,687
3 or more	2,591	$ 405,315,500	$ 156,432
Mobile Home or Trailer	3	$ 64,000	$ 21,333
Other	100	$ 21,249,000	$ 212,490

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	12
Specified Vacant For Rent	996
All Other Vacants	427

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 2,110,000
Average Price Asked	$ 175,833

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 752,120
Average Rent Asked	$ 755

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	30,862	100.0%	1,435	100.0%	29,427	100.0%	6,100	100.0%	23,327	100.0%
Single Unit	2,516	8.2%	76	5.3%	2,440	8.3%	1,657	27.2%	783	3.4%
1, Detached	1,703	5.5%	40	2.8%	1,663	5.7%	1,365	22.4%	298	1.3%
1, Attached	813	2.6%	36	2.5%	777	2.6%	292	4.8%	485	2.1%
Multi Unit	28,003	90.7%	1,356	94.5%	26,647	90.6%	4,340	71.1%	22,307	95.6%
2	4,757	15.4%	171	11.9%	4,586	15.6%	1,749	28.7%	2,837	12.2%
3 or 4	4,221	13.7%	240	16.7%	3,981	13.5%	763	12.5%	3,218	13.8%
5 to 9	2,929	9.5%	173	12.1%	2,756	9.4%	426	7.0%	2,330	10.0%
10 to 19	5,936	19.2%	323	22.5%	5,613	19.1%	552	9.0%	5,061	21.7%
20 to 49	6,057	19.6%	290	20.2%	5,767	19.6%	613	10.0%	5,154	22.1%
50 or more	4,103	13.3%	159	11.1%	3,944	13.4%	237	3.9%	3,707	15.9%
Mobile Home or Trailer	4	0.0%	0	0.0%	4	0.0%	3	0.0%	1	0.0%
Other	339	1.1%	3	0.2%	336	1.1%	100	1.6%	236	1.0%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	65,833	2.24	14,557	2.39	51,276	2.20
Single Unit	7,719	3.16	4,899	2.96	2,820	3.60
1, Detached	5,082	3.06	4,045	2.96	1,037	3.48
1, Attached	2,637	3.39	854	2.92	1,783	3.68
Multi Unit	57,285	2.15	9,390	2.16	47,895	2.15
2	12,173	2.65	4,603	2.63	7,570	2.67
3 or 4	9,962	2.50	1,707	2.24	8,255	2.57
5 to 9	6,590	2.39	797	1.87	5,793	2.49
10 to 19	11,679	2.08	927	1.68	10,752	2.12
20 to 49	10,372	1.80	971	1.58	9,401	1.82
50 or more	6,509	1.65	385	1.62	6,124	1.65
Mobile Home or Trailer	8	2.00	7	2.33	1	1.00
Other	821	2.44	261	2.61	560	2.37

ROXBURY

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

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Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

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Michael F. Donlan, Co-Vice Chairman
Francis X. O'Brien, Co-Vice Chairman
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
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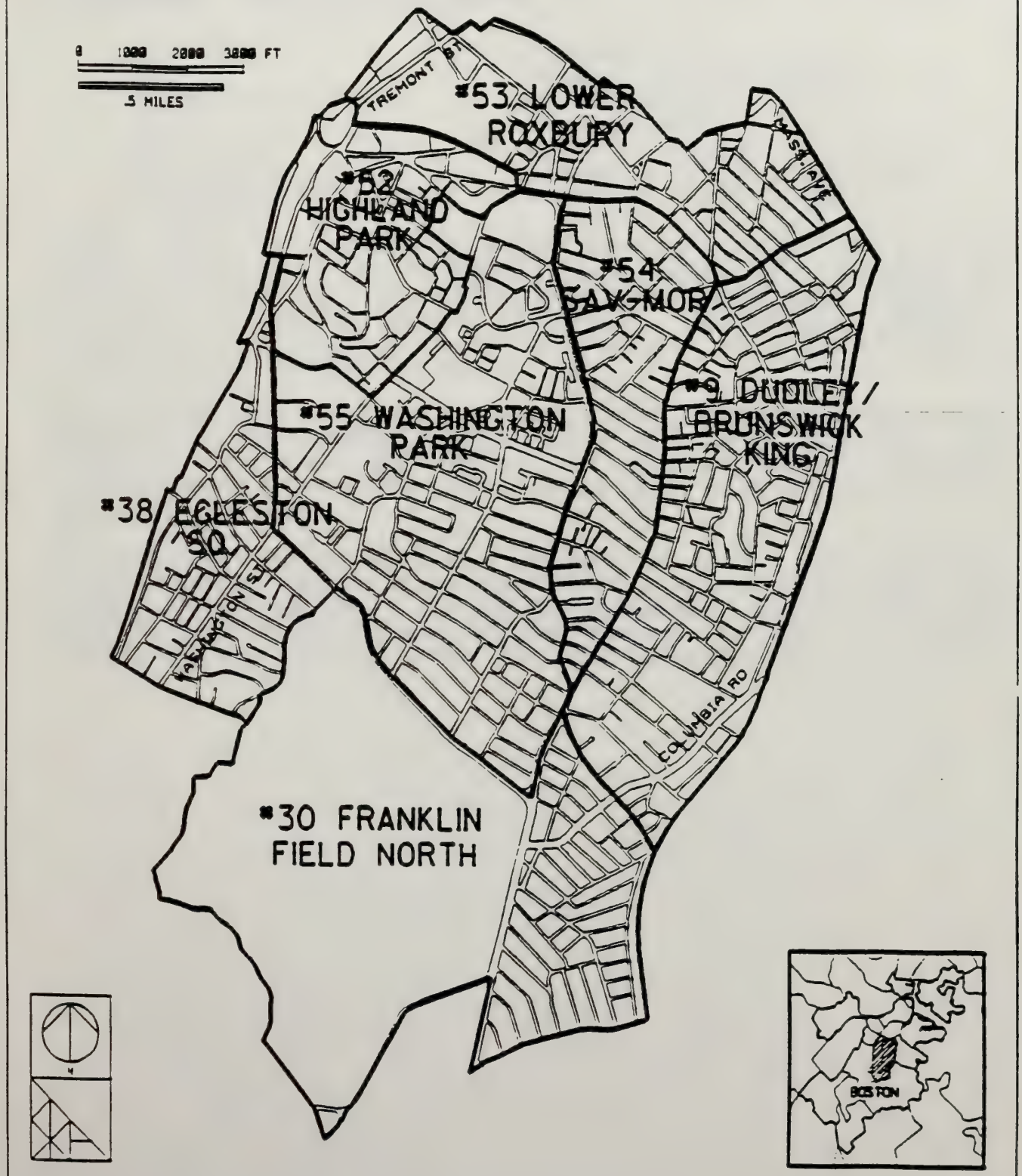
PLANNING DISTRICT #10
ROXBURY
AND NEIGHBORHOOD STATISTICAL AREAS



STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (10) ROXBURY PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	58,795	Population Percent of City:	10.2
Total Land Area (in Sq. Mi.):	3.94	Land Area Percent of City:	8.0
Population Density (per SqMi):	14,923	Density Ratio to City Average	1.28

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(10) ROXBURY	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	57,792	100.0%	58,795	100.0%	1,003	1.7%	1.00
White1	5,845	10.1	5,685	9.7	(160)	-2.7	0.15
Black	44,924	77.7	44,845	76.3	(79)	-0.2	2.98
Native Americans	241	0.4	306	0.5	65	27.0	1.59
Asian + Pac.Islndrs	185	0.3	321	0.5	136	73.5	0.10
Other Race	6,597	11.4	7,615	13.0	1,018	15.4	2.18
Hispanic Origin	7,691	13.3	11,396	19.4	3,705	48.2	1.80
White	1,154	2.0	2,102	3.6	948	82.1	0.93
Black	1,164	2.0	3,109	5.3	1,945	167.1	3.02
All other	5,373	9.3	6,185	10.5	812	15.1	2.02
All Minorities	53,101	91.9	55,212	93.9	2,111	4.0	2.29
White, Non-Hisp.	4,691	8.1	3,583	6.1	(1,108)	-23.6	0.10
Black, Non-Hisp.	43,760	75.7	41,736	71.0	(2,024)	-4.6	2.98

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

NORTH DORCHESTER

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
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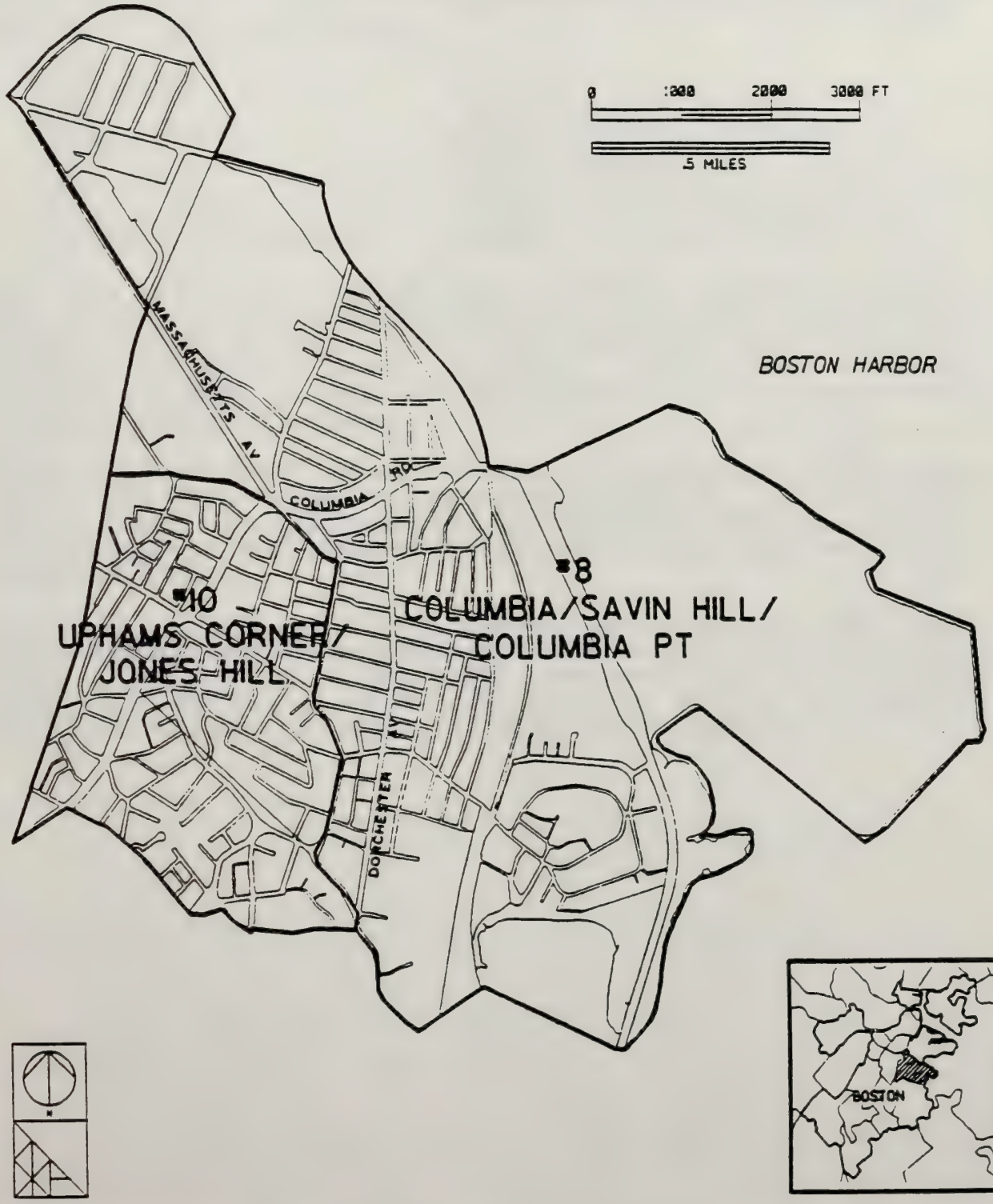
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary

PLANNING DISTRICT #11
NORTH DORCHESTER
AND NEIGHBORHOOD STATISTICAL AREAS



database.

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REPORT #91-14
Area Name: Dorchester (North)
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 25,066 All Females: 12,913 All Males: 12,152

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	14,080	7,097	5,621	3,065	126	78	1,636	786	3,602	1,888
Under 1	166	75	134	71	2	1	31	20	77	41
1 - 2	351	163	267	120	7	4	71	41	159	86
3 - 4	303	155	251	115	5	4	58	26	165	76
5	178	75	120	62	5	3	28	15	103	54
6	128	60	108	60	3	0	33	19	74	42
7 to 9	452	216	305	147	15	10	97	53	215	101
10 - 11	263	119	227	95	5	3	75	41	174	87
12 - 13	232	101	189	93	5	3	60	30	139	75
14	114	53	92	52	1	1	30	17	80	46
15	143	78	112	59	1	1	31	10	55	27
16	144	85	101	57	4	4	33	19	54	23
17	103	55	106	60	0	0	43	24	61	35
18	133	58	95	43	2	2	36	14	89	48
19	171	72	103	50	1	1	39	16	72	34
20	164	74	102	53	5	3	31	12	64	43
21	213	106	122	59	2	2	35	16	77	39
22 - 24	952	511	398	231	10	4	108	42	197	100
25 - 29	1,728	792	622	347	15	11	160	73	361	178
30 - 34	1,529	684	481	279	11	4	189	90	329	174
35 - 39	1,213	556	391	203	8	5	148	70	248	120
40 - 44	835	402	304	188	5	3	96	44	216	113
45 - 49	638	308	241	143	2	2	71	30	133	73
50 - 54	556	289	206	118	4	4	50	22	104	67
55 - 59	558	278	158	107	3	1	19	5	74	43
60 - 61	242	146	60	37	3	2	8	4	55	36
62 - 64	397	227	76	47	0	0	5	3	49	27
65 - 69	671	383	91	62	2	0	15	10	71	38
70 - 74	625	375	78	51	0	0	13	8	38	23
75 - 79	428	273	39	23	0	0	11	5	43	26
80 - 84	285	204	31	22	0	0	7	3	12	6
85 & over	167	124	12	10	0	0	3	1	13	8
Under 65										
0-4	820	393	652	306	14	9	160	87	401	203
5-17	1,757	842	1,360	685	39	25	430	228	955	490
5-11	1,021	470	760	364	28	16	233	128	566	284
12-14	346	154	281	145	6	4	90	47	219	121
15-17	390	218	319	176	5	5	107	53	170	85
18-64	9,329	4,503	3,359	1,905	71	44	995	441	2,068	1,095
18-44	6,938	3,255	2,618	1,453	59	35	842	377	1,653	849
45-64	2,391	1,248	741	452	12	9	153	64	415	246
Other Age Groups										
16+	11,752	6,002	3,817	2,190	77	48	1,120	511	2,360	1,254
18+	11,505	5,862	3,610	2,073	73	44	1,044	468	2,245	1,196
62+	2,573	1,586	327	215	2	0	54	30	226	128
65+	2,176	1,359	251	168	2	0	49	27	177	101

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	3,590	1,939
Under 1	78	33
1 - 2	161	81
3 - 4	150	71
5	89	48
6	73	41
7 to 9	202	110
10 - 11	165	84
12 - 13	133	76
14	79	40
15	62	36
16	65	31
17	70	45
18	76	44
19	75	34
20	67	34
21	75	43
22 - 24	225	124
25 - 29	356	185
30 - 34	336	168
35 - 39	264	143
40 - 44	219	129
45 - 49	146	75
50 - 54	111	69
55 - 59	69	40
60 - 61	49	34
62 - 64	46	25
65 - 69	50	31
70 - 74	39	28
75 - 79	38	25
80 - 84	8	6
85 & over	8	4
Under 65		
0-4	389	185
5-17	938	511
5-11	529	283
12-14	212	116
15-17	197	112
18-64	2,114	1,147
18-44	1,693	904
45-64	421	243
Other Age Groups		
16+	2,392	1,317
18+	2,257	1,241
62+	189	119
65+	143	94

P 1: (11) NORTH DORCHESTER PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	25,066	Population Percent of City:	4.4
Total Land Area (in Sq. Mi.):	2.02	Land Area Percent of City:	4.1
Population Density (per SqMi):	12,409	Density Ratio to City Average	1.06

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(11) NORTH DORCHESTER	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio2
Total Population	23,789	100.0%	25,066	100.0%	1,277	5.4%	1.00
White1	16,520	69.4	14,082	56.2	(2,438)	-14.8	0.89
Black	3,978	16.7	5,622	22.4	1,644	41.3	0.88
Native Americans	93	0.4	126	0.5	33	35.5	1.53
Asian + Pac.Islndrs	156	0.7	1,634	6.5	1,478	947.4	1.23
Other Race	3,042	12.8	3,601	14.4	559	18.4	2.41
Hispanic Origin	2,980	12.5	3,584	14.3	604	20.3	1.33
White	585	2.5	904	3.6	319	54.5	0.94
Black	153	0.6	595	2.4	442	288.9	1.36
All other	2,242	9.4	2,085	8.3	(157)	-7.0	1.60
All Minorities	7,854	33.0	11,888	47.4	4,034	51.4	1.16
White, Non-Hisp.	15,935	67.0	13,178	52.6	(2,757)	-17.3	0.89
Black, Non-Hisp.	3,825	16.1	5,027	20.1	1,202	31.4	0.84

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(11) NORTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	23,789	100.0%	25,066	100.0%	1,277	5.4%	1.00
0- 4 years	1,798	7.6	2,047	8.2	249	13.8	1.28
5-14	3,702	15.6	3,550	14.2	(152)	-4.1	1.43
15-24	4,929	20.7	4,212	16.8	(717)	-14.5	0.83
25-34	3,800	16.0	5,425	21.6	1,625	42.8	0.94
35-44	2,257	9.5	3,464	13.8	1,207	53.5	1.02
45-54	2,235	9.4	2,005	8.0	(230)	-10.3	0.98
55-64	2,334	9.8	1,707	6.8	(627)	-26.9	0.96
65-74	1,624	6.8	1,604	6.4	(20)	-1.2	1.03
75-84	870	3.7	856	3.4	(14)	-1.6	0.90
85 +	240	1.0	195	0.8	(45)	-18.8	0.54

Source: 1990, 1980 US Census STF1 Counts. Tables P6. P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(11) NORTH DORCHESTER

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	23,789	16,520	3,978	156	3,135	2,980
0- 4 years	1,798	923	394	12	469	416
5-17	5,161	2,884	1,210	44	1,023	981
18-64	14,096	10,191	2,255	88	1,562	1,519
65 +	2,734	2,522	119	12	81	64
1990, Total:	25,066	14,082	5,622	1,634	3,727	3,584
0- 4 years	2,047	820	652	160	415	389
5-17	4,541	1,757	1,360	430	994	938
18-64	15,822	9,329	3,359	995	2,139	2,114
65 +	2,655	2,176	251	49	179	143
Abs. Change,'90-'80:	1,277	(2,438)	1,644	1,478	592	604
0- 4 years	249	(103)	258	148	(54)	(27)
5-17	(620)	(1,127)	150	386	(29)	(43)
18-64	1,726	(862)	1,104	907	577	595
65 +	(79)	(346)	132	37	98	79
Pct. Change,'90-'80:	5.4%	-14.8%	41.3%	947.4%	18.9%	20.3%
0- 4 years	13.8	-11.2	65.5	1233.3	-11.5	-6.5
5-17	-12.0	-39.1	12.4	877.3	-2.8	-4.4
18-64	12.2	-8.5	49.0	1030.7	36.9	39.2
65 +	-2.9	-13.7	110.9	308.3	121.0	123.4

Source: 1990, 1980 US Census STF1 Counts. Tables P6. P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

NORTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	10,106	100.0%	10,218	100.0%	112	1.1%	1.00
Occupied total:	8,367	82.8	8,991	88.0	624	7.5	0.97
Owner occupied	2,263	22.4	2,617	25.6	354	15.6	0.91
Renter occupied	6,104	60.4	6,374	62.4	270	4.4	0.99
Vacant total:	1,739	17.2	1,227	12.0	(512)	-29.4	1.34
For sale only	25	0.2	90	0.9	65	260.0	1.15
For rent	1,327	13.1	947	9.3	(380)	-28.6	1.74
All other vacant DUs	387	3.8	190	1.9	(197)	-50.9	0.65

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

NORTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	8,367	100.0%	8,992	100.0%	625	7.5%	0.97
White1	6,308	75.4	5,875	65.3	(433)	-6.9	0.91
Black	1,218	14.6	1,763	19.6	545	44.7	0.86
American Indian, Eskimo, or Aleut	28	0.3	36	0.4	8	28.6	1.27
Asian or Pacific Islander	44	0.5	397	4.4	353	802.3	1.01
Other race	769	9.2	921	10.2	152	19.8	2.40
Hispanic Origin	778	9.3	1,000	11.1	222	28.5	1.38
White, Hisp. origin	154	1.8	253	2.8	99	64.3	0.92
Black, Hisp. origin	39	0.5	171	1.9	132	338.5	1.43
All others, Hisp. origin	585	7.0	576	6.4	(9)	-1.5	N/A
All minorities	2,213	26.4	3,370	37.5	1,157	52.3	1.11
White, Non-Hispanic	6,154	73.6	5,622	62.5	(532)	-8.6	0.94
Black, Non-Hispanic	1,179	14.1	1,592	17.7	413	35.0	0.86

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

NORTH DORCHESTER	OWNER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent	RENTER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent
Occupied housing units	2,263	2,617	354	15.6%	6,104	6,375	271	4.4%
White1	1,973	2,017	44	2.2	4,335	3,858	(477)	-11.0
Black	157	298	141	89.8	1,061	1,465	404	38.1
American Indian, Eskimo, or Aleut	8	8	0	0.0	20	28	8	40.0
Asian or Pacific Islander	12	73	61	508.3	32	324	292	912.5
Other race	113	221	108	95.6	656	700	44	6.7
Hispanic Origin	81	176	95	117.3	697	824	127	18.2
White, Hisp. origin	22	56	34	154.5	132	197	65	49.2
Black, Hisp. origin	8	26	18	225.0	31	145	114	367.7
All others, Hisp. origin	51	94	43	84.3	534	482	(52)	-9.7
All minorities	312	656	344	110.3	1,901	2,714	813	42.8
White, Non-Hispanic	1,951	1,961	10	0.5	4,203	3,661	(542)	-12.9
Black, Non-Hispanic	149	272	123	82.6	1,030	1,320	290	28.2

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

NORTH DORCHESTER	Occupied Housing Units Total	Owner	Renter	Column Distribution Total	Owner	Renter	Row Distribution Total	Owner	Renter
Occupied housing units:	8,994	2,619	6,375	100.0%	100.0%	100.0%	100.0%	29.1%	70.9
Age of Householder:									
15 to 24 years	656	39	617	7.3	1.5	9.7	100.0	5.9	94.1
25 to 34 years	2,374	449	1,925	26.4	17.1	30.2	100.0	18.9	81.1
35 to 44 years	1,951	574	1,377	21.7	21.9	21.6	100.0	29.4	70.6
45 to 54 years	1,167	418	749	13.0	16.0	11.7	100.0	35.8	64.2
55 to 64 years	1,075	447	628	12.0	17.1	9.9	100.0	41.6	58.4
65 to 74 years	1,043	438	605	11.6	16.7	9.5	100.0	42.0	58.0
75 years and over	728	254	474	8.1	9.7	7.4	100.0	34.9	65.1

Source: 1990 US Census STF1 Counts, Tables H12.

Report #91-15
Area Name: Dorchester (North)
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	25,066
Persons in Households	24,745
Total Households	8,991
Persons Per Household	2.75
Persons In Families	19,156
Total Families	5,565
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	19,472	100.0%	10,184	100.0%	9,288	100.0%
Never Married	9,130	46.9%	4,264	41.9%	4,866	52.4%
Now Married, Except Separated	6,684	34.3%	3,332	32.7%	3,352	36.1%
Separated	810	4.2%	545	5.4%	265	2.9%
Widowed	1,502	7.7%	1,249	12.3%	253	2.7%
Divorced	1,346	6.9%	794	7.8%	552	5.9%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	25,066	100.0%
In Households	24,745	98.7%
In Family Households	19,972	79.7%
Householder	5,565	22.2%
Spouse	2,918	11.6%
Child	8,656	34.5%
Natural-Born/Adopted	8,526	34.0%
Step	130	0.5%
Grandchild	541	2.2%
Other Relatives	1,475	5.9%
Non-Relatives	816	3.3%
In NonFamily Households	4,772	19.0%
Householder Liv. Alone	2,454	9.8%
Householder Not Alone	972	3.9%
Non-Relatives	1,346	5.4%
In Group Quarters	321	1.3%
Institutionalized	184	0.7%
Others in Group Quarters	137	0.5%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	6,583	100.0%
In Households	6,551	99.5%
Householder or Spouse	10	0.2%
Own Child	5,820	88.4%
In Married Couple Family	3,084	46.8%
In Other Family	2,736	41.6%
Male Householder, No Wife Present	258	3.9%
Female Householder, No Husband Present	2,478	37.6%
Other Relatives	621	9.4%
Non-Relatives	99	1.5%
In Group Quarters	32	0.5%
Institutionalized	9	0.1%
Other persons in Group Quarters	23	0.3%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	2,660	100.0%
In Households	2,565	96.4%
In Family Households	1,580	59.4%
Householder	831	31.2%
Spouse	402	15.1%
Other Relative	314	11.8%
Non-Relative	33	1.2%
In NonFamily Households	983	37.0%
Male Householder	274	10.3%
Living Alone	249	9.4%
Not Living Alone	25	0.9%
Female Householder	664	25.0%
Living Alone	648	24.4%
Not Living Alone	16	0.6%
Non-Relatives	45	1.7%
In Group Quarters	95	3.6%
Institutionalized	81	3.0%
Others in Group Quarters	14	0.5%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	6,583*	6,551*	5,822	620	99	32	9	23
Under 3 years	1,266	1,255	1,052	184	19	10	3	7
3 to 4 years	779	775	673	87	15	4	0	4
5 years	434	433	396	31	6	1	0	1
6 to 11 years	2,174	2,174	1,981	167	26	0	0	0
12 to 13 years	623	624	565	52	7	0	0	0
14 years	317	317	291	19	7	1	0	1
15 to 17 years	990*	973*	864	80	19	16	6	10
% Under 3 years	19.2%	19.2%	18.1%	29.7%	19.2%	31.3%	33.3%	30.4%
% 3 and 4 years	11.8%	11.8%	11.6%	14.0%	15.2%	12.5%	0.0%	17.4%
% 5 years	6.6%	6.6%	6.8%	5.0%	6.1%	3.1%	0.0%	4.3%
% 6 to 11 years	33.0%	33.2%	34.0%	26.9%	26.3%	0.0%	0.0%	0.0%
% 12 to 13 years	9.5%	9.5%	9.7%	8.4%	7.1%	0.0%	0.0%	0.0%
% 14 years	4.8%	4.8%	5.0%	3.1%	7.1%	3.1%	0.0%	4.3%
% 15 to 17 years	15.0%*	14.9%*	14.8%	12.9%	19.2%	50.0%	66.7%	43.5%

*Includes 10 Householders and Spouses under 18 not shown separately.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

REPORT #91-13
Area Name: Dorchester (North)
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	25,066
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	25,066	100.0%
Female	12,913	51.5%
Male	12,152	48.5%

P7. Race (Universe: Persons)

	Number	PCT
Total	25,066	100.0%
White	14,080	56.2%
Black	5,621	22.4%
American Indian, Eskimo, or Aleut	126	0.5%
American Indian	126	0.5%
Eskimo	0	0.0%
Aleut	0	0.0%
Asian or Pacific Isl.	1,637	6.5%
Asian	1,621	6.5%
Chinese	204	0.8%
Filipino	30	0.1%
Japanese	9	0.0%
Asian Indian	65	0.3%
Korean	39	0.2%
Vietnamese	1,097	0.3%
Cambodian	84	0.3%
Hmong	0	0.0%
Laotian	59	0.2%
Thai	1	0.0%
Other Asian	33	0.1%
Pacific Islander	14	0.1%
Polynesian	1	0.0%
Hawaiian	1	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	13	0.1%
Guamanian	13	0.1%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	3,602	14.4%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	25,066	100.0%	21,476	100.0%	3,590	100.0%
White	14,080	56.2%	13,178	61.4%	902	25.1%
Black	5,621	22.4%	5,027	23.4%	594	16.5%
American Indian, Eskimo or Aleut	126	0.5%	114	0.5%	12	0.3%
Asian or Pacific Islander	1,637	6.5%	1,590	7.4%	46	1.3%
Other Race	3,602	14.4%	1,566	7.3%	2,035	56.7%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	25,066	100.0%
Not of Hispanic Origin	21,476	85.7%
Hispanic Origin	3,590	14.3%
Mexican	48	0.2%
Puerto Rican	1,886	7.5%
Cuban	97	0.4%
Other Hispanic	1,560	6.2%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	321	100.0%
Persons in Institutions:	184	57.3%
Correctional Insts.	0	0.0%
Nursing Homes	157	48.9%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	6	1.9%
Other Institutions	21	6.5%
Other Persons In Group Qtrs	137	42.7%
College Dormitories	0	0.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	51	15.9%
Visible in Street Locales	14	4.4%
Other Non-Institutional Group Quarters	72	22.4%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	26.80	28.00	24.00
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	25,066	12,913	12,152
Under 1	410	208	202
1 - 2	856	414	441
3 - 4	779	376	406
5	434	209	225
6	347	181	165
7 to 9	1,084	527	557
10 - 11	743	345	399
12 - 13	623	302	323
14	317	169	148
15	343	175	167
16	336	188	148
17	311	174	139
18	356	165	190
19	385	173	213
20	367	185	181
21	450	222	227
22 - 24	1,665	888	777
25 - 29	2,887	1,401	1,485
30 - 34	2,538	1,231	1,308
35 - 39	2,008	954	1,054
40 - 44	1,457	750	706
45 - 49	1,084	556	529
50 - 54	921	500	420
55 - 59	812	434	378
60 - 61	368	225	143
62 - 64	526	304	223
65 - 69	852	493	357
70 - 74	753	457	297
75 - 79	522	327	194
80 - 84	337	235	100
85 & over	196	143	52

Report #91-16
Area Name: Dorchester (North)
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P16. Household Size and Type (Universe: Households)

	Households
1 Person	2,454
Male Householder	1,110
Female Householder	1,344
2 or More Persons	6,537
Family Households	5,566
Married Couple Family	2,918
With related children	1,553
No related children	1,365
Other Family	2,647
Male Householder, No Wife Pres.	513
With related children	195
No related children	318
Female Householder, No Husband present	2,134
With related children	1,412
No related children	722
Non-Family Households	971
Male Householder	609
Female Householder	362

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	2,651	29.5%	1,081	1,482	88
No Persons 60 Years and over	6,339	70.5%	1,373	4,083	883
1 or more Persons 65 Years & over	2,064	23.0%	898	1,106	60
No Persons 65 Years and over	6,927	77.0%	1,556	4,459	912

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	2,454	27.3%	27.3%	N/A	N/A	2,454	71.6%
2 Persons	2,495	27.7%	55.0%	1,768	31.8%	727	21.2%
3 Persons	1,560	17.4%	72.4%	1,396	25.1%	164	4.8%
4 Persons	1,100	12.2%	84.6%	1,050	18.9%	50	1.5%
5 Persons	669	7.4%	92.1%	651	11.7%	18	0.5%
6 Persons	375	4.2%	96.2%	369	6.6%	6	0.2%
7 or more Persons	339	3.8%	100.0%	333	6.0%	6	0.2%
Total Households	8,991	100.0%	----	5,567	100.0%	3,425	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type (Universe:Households)

	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	5,565	100.0%	3,133	100.0%	1,293	100.0%	32	100.0%	314	100.0%	795	100.0%	800	100.0%
Married Couple Fam	2,918	52.4%	1,939	61.9%	402	31.1%	9	28.1%	177	56.4%	391	49.2%	343	42.9%
With Rela. Child	1,553	27.9%	845	27.0%	276	21.3%	6	18.8%	129	41.1%	297	37.4%	248	31.0%
No Related Child	1,365	24.5%	1,094	34.9%	126	9.7%	3	9.4%	48	15.3%	94	11.8%	95	11.9%
Other Family	2,647	47.6%	1,194	38.1%	891	68.9%	23	71.9%	137	43.6%	404	50.8%	457	57.1%
Male Householder														
No Wife present	513	9.2%	273	8.7%	124	9.6%	6	18.8%	47	15.0%	64	8.1%	60	7.5%
With Rela. Child	195	3.5%	68	2.2%	58	4.5%	2	6.3%	32	10.2%	34	4.3%	31	3.9%
No related Child	318	5.7%	205	6.5%	66	5.1%	4	12.5%	15	4.8%	30	3.8%	29	3.6%
Female Householder														
No Husb present	2,134	38.3%	921	29.4%	767	59.3%	17	53.1%	90	28.7%	340	42.8%	397	49.6%
With Rela. Child	1,412	25.4%	441	14.1%	605	46.8%	17	53.1%	80	25.5%	271	34.1%	322	40.3%
No Related Child	722	13.0%	480	15.3%	162	12.5%	0	0.0%	10	3.2%	69	8.7%	75	9.4%
NonFamily Households	3,425	100.0%	2,746	100.0%	470	100.0%	4	100.0%	83	100.0%	125	100.0%	201	100.0%
H.H. Living Alone	2,454	71.6%	1,959	71.3%	359	76.4%	1	25.0%	49	59.0%	87	69.6%	132	65.7%
H.H. Not Liv. Alone	971	28.4%	787	28.7%	111	23.6%	3	75.0%	34	41.0%	38	30.4%	69	34.3%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	5,565	100.0%	3,176	100.0%	2,389	100.0%
Married-Couple Family	2,918	52.4%	1,560	49.1%	1,358	56.8%
Other Family	2,647	47.6%	1,616	50.9%	1,031	43.2%
Male Householder, No Wife Present	513	9.2%	199	6.3%	314	13.1%
Female Householder, No Husband Present	2,134	38.3%	1,417	44.6%	717	30.0%
NonFamily Households	3,425	100.0%	15	100.0%	3,409	100.0%
Male Householder	1,719	50.2%	12	80.0%	1,706	50.0%
Female Householder	1,706	49.8%	3	20.0%	1,703	50.0%

P26. Household Type (Universe: Households)

All Households	8,990
Households with 1 or More Non-Relatives	1,576
Households with No Non-Relatives	7,414

Report #91-17
Area Name: Dorchester (North)
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	10,218
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	10,218

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	10,218	100.0%
Occupied	8,991	88.0%
Owner Occupied	2,617	25.6%
Renter Occupied	6,374	62.4%
Vacant	1,227	12.0%
For Rent	947	9.3%
For Sale Only	90	0.9%
Rented or Sold, Not Occupied	63	0.6%
For Seasonal, Recreational Or Occasional Use	5	0.0%
For Migrant Workers	0	0.0%
Other Vacant	122	1.2%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	50,005	4.89
Occupied	44,801	4.98
Owner Occupied	16,313	6.23
Renter Occupied	28,488	4.47
Vacant	5,204	4.24
For Rent	3,772	3.98
For Sale Only	464	5.16
Rented or Sold/Not Occupied	310	4.92
For Seasonal, Recreational Or Occasional Use	28	5.60
For Migrant Workers	0	***.**
Other Vacant	630	5.16

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
All Races	8,988	100.0%	2,617	100.0%	6,375	100.0%
White	5,876	65.4%	2,017	77.1%	3,858	60.5%
Black	1,762	19.6%	298	11.4%	1,465	23.0%
American Indian Eskimo or Aleut	35	0.4%	8	0.3%	28	0.4%
Asian or Pacific Islander	396	4.4%	73	2.8%	324	5.1%
Other Race	919	10.2%	221	8.4%	700	11.0%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied Units	Occupied Pct	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
All Races	7,988	100.0%	1,001	100.0%	176	100.0%	824	100.0%
White	5,622	70.4%	254	25.4%	56	31.8%	197	23.9%
Black	1,591	19.9%	171	17.1%	26	14.8%	145	17.6%
Amer.Indian/ Esk./Aleut	31	0.4%	4	0.4%	0	0.0%	4	0.5%
Asian/Pacific Islander	386	4.8%	10	1.0%	2	1.1%	8	1.0%
Other Race	358	4.5%	562	56.1%	92	52.3%	470	57.0%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	8,991	100.0%	2,619	100.0%	6,375	100.0%
15 to 24 Years	656	7.3%	39	1.5%	617	9.7%
25 to 34 Years	2,374	26.4%	449	17.1%	1,925	30.2%
35 to 44 Years	1,951	21.7%	574	21.9%	1,377	21.6%
45 to 54 Years	1,167	13.0%	418	16.0%	749	11.7%
55 to 64 Years	1,075	12.0%	447	17.1%	628	9.9%
65 to 74 Years	1,043	11.6%	438	16.7%	605	9.5%
75 Years & over	728	8.1%	254	9.7%	474	7.4%

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Report #91-18
Area Name: Dorchester (North)
State:MA
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	8,991	100.0%	2,617	100.0%	6,374	100.0%
1 Person	2,454	27.3%	594	22.7%	1,860	29.2%
2 Persons	2,495	27.7%	769	29.4%	1,726	27.1%
3 Persons	1,559	17.3%	439	16.8%	1,121	17.6%
4 Persons	1,099	12.2%	333	12.7%	766	12.0%
5 Persons	669	7.4%	208	7.9%	461	7.2%
6 Persons	375	4.2%	138	5.3%	237	3.7%
7 or more Persons	339	3.8%	134	5.1%	204	3.2%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	24,745	7,690	17,053
Persons per Unit	73.76	76.17	69.51
Percentage of Persons	100.0%	31.1%	68.9%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	5,109	56.8%	1,732	66.2%	3,377	53.0%
0.51 to 1.00	3,159	35.1%	760	29.0%	2,399	37.6%
1.01 to 1.50	479	5.3%	97	3.7%	382	6.0%
1.51 to 2.00	184	2.0%	17	0.6%	167	2.6%
2.01 or More	58	0.6%	12	0.5%	47	0.7%
Total	8,991	100.0%	2,617	100.0%	6,374	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	146	1.4%
2 Rooms	576	5.6%
3 Rooms	1,417	13.9%
4 Rooms	1,750	17.1%
5 Rooms	3,309	32.4%
6 Rooms	1,887	18.5%
7 Rooms	419	4.1%
8 Rooms	243	2.4%
9 or more Rooms	471	4.6%
Total	10,218	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	37	3.0%
Not Boarded-Up	1,190	97.0%
Vacant, Usual Home Elsewhere	6	0.5%
All Other Vacant	1,221	99.5%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,227	100.0%	947	100.0%	91	100.0%	190	100.0%
Less Than 2 Months	268	21.8%	234	24.7%	10	11.0%	24	12.6%
2 to 6 Months	542	44.2%	413	43.6%	45	49.5%	84	44.2%
6 or More Months	418	34.1%	300	31.7%	36	39.6%	82	43.2%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	6,305	100.0%	5,227	100.0%	1,078	100.0%
With Cash Rent	6,214	98.6%	5,160	98.7%	1,054	97.8%
Meals Included in Rent	28	0.4%	23	0.4%	5	0.5%
No Meals Included in Rent	6,186	98.1%	5,137	98.3%	1,049	97.3%
No Cash Rent	91	1.4%	67	1.3%	24	2.2%

Report #91-19
Area Name: Dorchester (North)
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	707	100.0%
Less than $15,000	6	0.8%
$ 15,000 to $ 19,999	2	0.3%
$ 20,000 to $ 24,999	1	0.1%
$ 25,000 to $ 29,999	0	0.0%
$ 30,000 to $ 34,999	0	0.0%
$ 35,000 to $ 39,999	6	0.8%
$ 40,000 to $ 44,999	1	0.1%
$ 45,000 to $ 49,999	5	0.7%
$ 50,000 to $ 59,999	5	0.7%
$ 60,000 to $ 74,999	21	3.0%
$ 75,000 to $ 99,999	71	10.0%
$100,000 to $124,999	85	12.0%
$125,000 to $149,999	139	19.7%
$150,000 to $174,999	164	23.2%
$175,000 to $199,999	95	13.4%
$200,000 to $249,999	74	10.5%
$250,000 to $299,999	20	2.8%
$300,000 to $399,999	7	1.0%
$400,000 to $499,999	2	0.3%
$500,000 or more	2	0.3%

H32. Contract Rent
(Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	6,306	100.0%
With Cash rent	6,215	98.6%
Less than $100	246	3.9%
$ 100 to $ 149	458	7.3%
$ 150 to $ 199	258	4.1%
$ 200 to $ 249	323	5.1%
$ 250 to $ 299	249	3.9%
$ 300 to $ 349	335	5.3%
$ 350 to $ 399	290	4.6%
$ 400 to $ 449	415	6.6%
$ 450 to $ 499	329	5.2%
$ 500 to $ 549	559	8.9%
$ 550 to $ 599	336	5.3%
$ 600 to $ 649	582	9.2%
$ 650 to $ 699	419	6.6%
$ 700 to $ 749	381	6.0%
$ 750 to $ 999	914	14.5%
$1,000 or more	121	1.9%
No Cash Rent	91	1.4%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder
(Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	707	$ 108,707,313	$ 153,759
White	564	$ 87,192,207	$ 154,596
Black	98	$ 14,793,201	$ 150,951
American Indian, Eskimo or Aleut	3	$ 412,500	$ 137,500
Asian or Pacific Islander	10	$ 1,382,500	$ 138,250
Other Race	31	$ 4,926,904	$ 158,932
Not of Hispanic Origin	659	$ 101,528,733	$ 154,065
Hispanic Origin	48	$ 7,178,578	$ 149,554

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 95,267
Median Value	$ 120,188
Upper Value Quartile	$ 145,254

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder
(Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	6,215	$ 3,155,776	$ 508
White	3,770	$ 1,902,614	$ 505
Black	1,411	$ 684,519	$ 485
American Indian, Eskimo or Aleut	28	$ 15,779	$ 564
Asian or Pacific Islander	322	$ 208,069	$ 646
Other Race	685	$ 344,796	$ 503
Not of Hispanic Origin	5,417	$ 2,757,503	$ 509
Hispanic Origin	798	$ 398,273	$ 499

H32A/32B/32C. Contract Rent
(Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 256
Median Contract Rent	$ 406
Upper Contract Rent Quartile	$ 534

Report #91-20
Area Name: Dorchester (North)
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	2,617	$ 442,224,445	$ 168,981
Single Unit	738	$ 113,414,927	$ 153,679
1, Detached	586	$ 91,894,516	$ 156,817
1, Attached	152	$ 21,520,411	$ 141,582
Multi Unit	1,860	$ 325,283,477	$ 174,884
2	569	$ 97,975,207	$ 172,188
3 or more	1,291	$ 227,308,270	$ 176,071
Mobile Home or Trailer	0	$ 123,416	**,***,***
Other	19	$ 3,402,625	$ 179,086

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	15
Specified Vacant For Rent	935
All Other Vacants	278

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 2,453,477
Average Price Asked	$ 163,565

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 559,167
Average Rent Asked	$ 598

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	10,218	100.0%	1,227	100.0%	8,991	100.0%	2,617	100.0%	6,374	100.0%
Single Unit	1,208	11.8%	106	8.6%	1,100	12.2%	738	28.2%	362	5.7%
1, Detached	743	7.3%	31	2.5%	711	7.9%	586	22.4%	125	2.0%
1, Attached	465	4.6%	75	6.1%	389	4.3%	152	5.8%	237	3.7%
Multi Unit	8,921	87.3%	1,113	90.7%	7,810	86.9%	1,860	71.1%	5,950	93.3%
2	1,307	12.8%	91	7.4%	1,217	13.5%	569	21.7%	648	10.2%
3 or 4	5,034	49.3%	427	34.8%	4,608	51.3%	1,147	43.8%	3,461	54.3%
5 to 9	578	5.7%	126	10.3%	452	5.0%	47	1.8%	405	6.4%
10 to 19	435	4.3%	88	7.2%	347	3.9%	38	1.5%	309	4.8%
20 to 49	647	6.3%	188	15.3%	459	5.1%	58	2.2%	401	6.3%
50 or more	920	9.0%	193	15.7%	727	8.1%	1	0.0%	726	11.4%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	89	0.9%	8	0.7%	81	0.9%	19	0.7%	62	1.0%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	24,745	2.75	7,690	2.94	17,053	2.68
Single Unit	3,734	3.39	2,375	3.22	1,359	3.75
1, Detached	2,350	3.31	1,907	3.25	443	3.54
1, Attached	1,384	3.56	468	3.08	916	3.86
Multi Unit	20,800	2.66	5,250	2.82	15,550	2.61
2	3,364	2.76	1,693	2.98	1,671	2.58
3 or 4	13,529	2.94	3,261	2.84	10,268	2.97
5 to 9	1,084	2.40	115	2.45	969	2.39
10 to 19	870	2.51	89	2.34	781	2.53
20 to 49	866	1.89	90	1.55	776	1.94
50 or more	1,087	1.50	2	2.00	1,085	1.49
Mobile Home or Trailer	5	*,***.**	5	*,***.**	0	*,***.**
Other	205	2.53	60	3.16	145	2.34

SOUTH DORCHESTER

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
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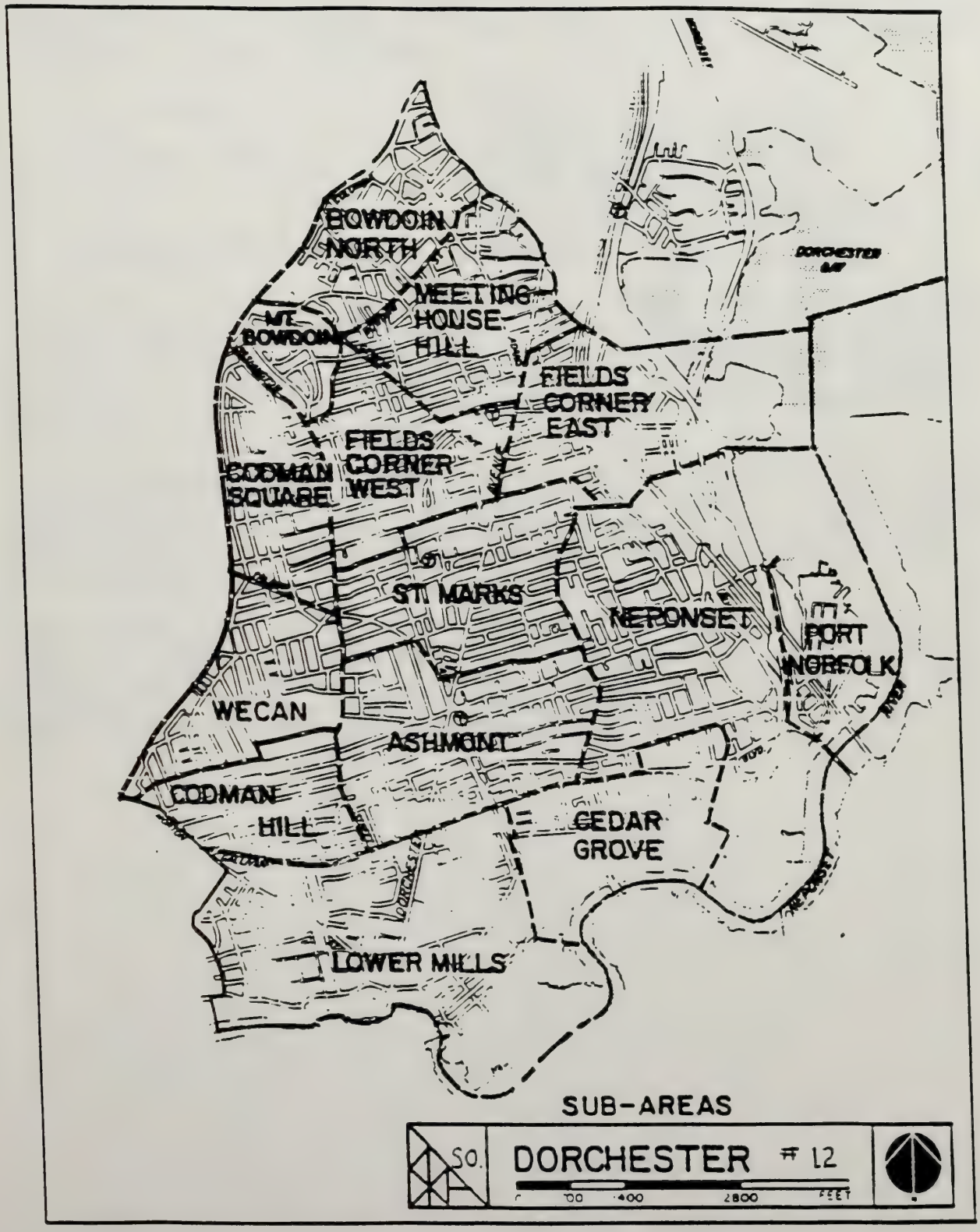

BOWDOIN NORTH
MEETING HOUSE HILL
MT. BOWDOIN
FIELDS CORNER EAST
FIELDS CORNER WEST
CODMAN SQUARE
ST. MARKS
NEPONSET
PORT NORFOLK
WECAN
ASHMONT
CODMAN HILL
CEDAR GROVE
LOWER MILLS
DORCHESTER BAY
SUB-AREAS
SO.
DORCHESTER # 12
100 400 2800 FEET

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	**Housing**
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (12) SOUTH DORCHESTER PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	60,641	Population Percent of City:	10.6
Total Land Area (in Sq. Mi.):	4.01	Land Area Percent of City:	8.2
Population Density (per SqMi):	15,122	Density Ratio to City Average	1.29

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(12) SOUTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	59,123	100.0%	60,641	100.0%	1,518	2.6%	1.00
White1	39,178	66.3	30,402	50.1	(8,776)	-22.4	0.80
Black	16,488	27.9	23,627	39.0	7,139	43.3	1.52
Native Americans	176	0.3	256	0.4	80	45.5	1.29
Asian + Pac.Islndrs	320	0.5	2,081	3.4	1,761	550.3	0.65
Other Race	2,961	5.0	4,340	7.2	1,379	46.6	1.20
Hispanic Origin	3,496	5.9	6,226	10.3	2,730	78.1	0.95
White	768	1.3	1,232	2.0	464	60.4	0.53
Black	572	1.0	1,540	2.5	968	169.2	1.45
All other	2,156	3.6	3,454	5.7	1,298	60.2	1.10
All Minorities	20,713	35.0	31,471	51.9	10,758	51.9	1.27
White, Non-Hisp.	38,410	65.0	29,170	48.1	(9,240)	-24.1	0.82
Black, Non-Hisp.	15,916	26.9	22,087	36.4	6,171	38.8	1.53

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 1: HOUSING UNITS by TENURE, 1980 and 1990

SOUTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	21,808	100.0%	22,363	100.0%	555	2.5%	1.00
Occupied total:	19,981	91.6	20,583	92.0	602	3.0	1.01
Owner occupied	7,599	34.8	8,134	36.4	535	7.0	1.29
Renter occupied	12,382	56.8	12,449	55.7	67	0.5	0.88
Vacant total:	1,827	8.4	1,780	8.0	(47)	-2.6	0.89
For sale only	78	0.4	161	0.7	83	106.4	0.94
For rent	1,096	5.0	1056	4.7	(40)	-3.6	0.89
All other vacant DUs	653	3.0	566	2.5	(87)	-13.3	0.89

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

SOUTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	19,981	100.0%	20,585	100.0%	604	3.0%	1.01
White1	14,223	71.2	12,057	58.6	(2,166)	-15.2	0.85
Black	4,836	24.2	6,880	33.4	2,044	42.3	1.54
American Indian, Eskimo, or Aleut	57	0.3	76	0.4	19	33.3	1.24
Asian or Pacific Islander	97	0.5	481	2.3	384	395.9	0.56
Other race	768	3.8	1,091	5.3	323	42.1	1.30
Hispanic Origin	920	4.6	1,633	7.9	713	77.5	0.98
White, Hisp. origin	198	1.0	327	1.6	129	65.2	0.51
Black, Hisp. origin	162	0.8	413	2.0	251	154.9	1.51
All others, Hisp. origin	560	2.8	893	4.3	333	59.5	N/A
All minorities	5,956	29.8	8,855	43.0	2,899	48.7	1.28
White, Non-Hispanic	14,025	70.2	11,730	57.0	(2,295)	-16.4	0.86
Black, Non-Hispanic	4,674	23.4	6,467	31.4	1,793	38.4	1.53

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(12) SOUTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	59,123	100.0%	60,641	100.0%	1,518	2.6%	1.00
0- 4 years	4,134	7.0	5,187	8.6	1,053	25.5	1.34
5-14	9,472	16.0	8,577	14.1	(895)	-9.4	1.43
15-24	12,054	20.4	9,656	15.9	(2,398)	-19.9	0.78
25-34	9,357	15.8	12,511	20.6	3,154	33.7	0.90
35-44	6,011	10.2	8,585	14.2	2,574	42.8	1.04
45-54	5,452	9.2	5,351	8.8	(101)	-1.9	1.08
55-64	5,152	8.7	4,503	7.4	(649)	-12.6	1.05
65-74	4,260	7.2	3,529	5.8	(731)	-17.2	0.93
75-84	2,540	4.3	2,039	3.4	(501)	-19.7	0.88
85 +	691	1.2	768	1.3	77	11.1	0.88

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(12) SOUTH DORCHESTER

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	59,123	39,178	16,488	309	3,148	3,496
0- 4 years	4,134	2,105	1,585	26	418	475
5-17	13,202	6,993	5,150	61	998	1,170
18-64	34,296	23,180	9,274	198	1,644	1,760
65 +	7,491	6,900	479	24	88	91
1990, Total:	60,641	30,402	23,627	2,081	4,596	6,226
0- 4 years	5,187	1,875	2,503	220	589	800
5-17	10,986	3,667	5,561	513	1,245	1,596
18-64	38,197	19,700	14,563	1,303	2,631	3,622
65 +	6,336	5,160	1,000	45	131	208
Abs. Change, '90-'80:	1,518	(8,776)	7,139	1,772	1,448	2,730
0- 4 years	1,053	(230)	918	194	171	325
5-17	(2,216)	(3,326)	411	452	247	426
18-64	3,901	(3,480)	5,289	1,105	987	1,862
65 +	(1,155)	(1,740)	521	21	43	117
Pct. Change, '90-'80:	2.6%	-22.4%	43.3%	573.5%	46.0%	78.1%
0- 4 years	25.5	-10.9	57.9	746.2	40.9	68.4
5-17	-16.8	-47.6	8.0	741.0	24.7	36.4
18-64	11.4	-15.0	57.0	558.1	60.0	105.8
65 +	-15.4	-25.2	108.8	87.5	48.9	128.6

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
SOUTH DORCHESTER	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	7,889	8,135	246	3.1%	12,092	12,450	358	3.0%
White1	5,898	5,600	(298)	-5.1	8,325	6,457	(1,868)	-22.4
Black	1,479	2,161	682	46.1	3,357	4,719	1,362	40.6
American Indian, Eskimo, or Aleut	31	22	(9)	-29.0	26	54	28	107.7
Asian or Pacific Islander	46	130	84	182.6	51	351	300	588.2
Other race	435	222	(213)	-49.0	333	869	536	161.0
Hispanic Origin	175	325	150	85.7	745	1,308	563	75.6
White, Hisp. origin	44	77	33	75.0	154	250	96	62.3
Black, Hisp. origin	52	100	48	92.3	110	313	203	184.5
All others, Hisp. origin	79	148	69	87.3	481	745	264	54.9
All minorities	2,035	2,612	577	28.4	3,921	6,243	2,322	59.2
White, Non-Hispanic	5,854	5,523	(331)	-5.7	8,171	6,207	(1,964)	-24.0
Black, Non-Hispanic	1,427	2,061	634	44.4	3,247	4,406	1,159	35.7

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
SOUTH DORCHESTER	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Rente
Occupied housing units:	20,583	8,134	12,449	100.0%	100.0%	100.0%	100.0%	39.5%	60.
Age of Householder:									
15 to 24 years	1,107	120	987	5.4	1.5	7.9	100.0	10.8	89.
25 to 34 years	5,110	1,196	3,914	24.8	14.7	31.4	100.0	23.4	76.
35 to 44 years	4,697	1,919	2,778	22.8	23.6	22.3	100.0	40.9	59.
45 to 54 years	3,070	1,513	1,557	14.9	18.6	12.5	100.0	49.3	50.
55 to 64 years	2,632	1,453	1,179	12.8	17.9	9.5	100.0	55.2	44.
65 to 74 years	2,228	1,136	1,092	10.8	14.0	8.8	100.0	51.0	49.
75 years and over	1,739	797	942	8.4	9.8	7.6	100.0	45.8	54.

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Dorchester (South)
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	60,641
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	60,641	100.0%
Female	31,932	52.7%
Male	28,709	47.3%

P7. Race (Universe: Persons)

	Number	PCT
Total	60,641	100.0%
White	30,382	50.1%
Black	23,603	38.9%
American Indian, Eskimo, or Aleut	254	0.4%
American Indian	250	0.4%
Eskimo	3	0.0%
Aleut	1	0.0%
Asian or Pacific Isl.	2,072	3.4%
Asian	2,059	3.4%
Chinese	217	0.4%
Filipino	44	0.1%
Japanese	27	0.0%
Asian Indian	158	0.3%
Korean	18	0.0%
Vietnamese	1,442	0.1%
Cambodian	49	0.1%
Hmong	0	0.0%
Laotian	31	0.1%
Thai	5	0.0%
Other Asian	68	0.1%
Pacific Islander	15	0.0%
Polynesian	3	0.0%
Hawaiian	0	0.0%
Samoan	3	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	8	0.0%
Guamanian	8	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	4	0.0%
Other Race	4,330	7.1%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons Number	Total Persons PCT	Not Of Hispanic Origin Number	Not Of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	60,641	100.0%	54,425	100.0%	6,218	100.0%
White	30,382	50.1%	29,170	53.6%	1,212	19.5%
Black	23,603	38.9%	22,087	40.6%	1,515	24.4%
American Indian, Eskimo or Aleut	254	0.4%	212	0.4%	43	0.7%
Asian or Pacific Islander	2,072	3.4%	2,010	3.7%	64	1.0%
Other Race	4,330	7.1%	947	1.7%	3,384	54.4%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	60,641	100.0%
Not of Hispanic Origin	54,425	89.7%
Hispanic Origin	6,218	10.3%
Mexican	163	0.3%
Puerto Rican	2,714	4.5%
Cuban	110	0.2%
Other Hispanic	3,233	5.3%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	930	100.0%
Persons in Institutions:	586	63.0%
Correctional Insts.	0	0.0%
Nursing Homes	571	61.4%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	11	1.2%
Other Institutions	4	0.4%
Other Persons In Group Qtrs	344	37.0%
College Dormitories	15	1.6%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	107	11.5%
Visible in Street Locales	31	3.3%
Other Non-Institutional Group Quarters	191	20.5%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	28.70	29.80	27.50
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	60,641	31,932	28,709
Under 1	903	439	465
1 - 2	2,228	1,125	1,105
3 - 4	2,051	1,061	992
5	953	496	460
6	879	453	427
7 to 9	2,625	1,363	1,264
10 - 11	1,664	833	832
12 - 13	1,596	779	819
14	850	431	420
15	753	389	364
16	808	417	395
17	844	412	432
18	906	462	446
19	892	487	409
20	965	496	468
21	990	529	461
22 - 24	3,488	1,753	1,736
25 - 29	6,304	3,188	3,116
30 - 34	6,204	3,096	3,111
35 - 39	4,855	2,413	2,443
40 - 44	3,726	1,928	1,801
45 - 49	2,937	1,568	1,372
50 - 54	2,407	1,309	1,102
55 - 59	2,171	1,192	980
60 - 61	916	488	432
62 - 64	1,410	801	610
65 - 69	1,944	1,132	814
70 - 74	1,581	963	620
75 - 79	1,184	784	402
80 - 84	850	587	266
85 & over	768	591	177

REPORT #91-14
Area Name: Dorchester (South)
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 60,641 All Females: 31,932 All Males: 28,709

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	30,382	15,904	23,603	12,679	255	133	2,073	953	4,330	2,266
Under 1	355	169	419	206	5	2	29	12	96	50
1 - 2	812	391	1,072	545	10	5	96	56	240	128
3 - 4	708	363	1,012	527	10	7	95	44	228	120
5	336	171	468	255	3	2	47	19	102	49
6	297	162	426	222	4	0	53	24	100	45
7 to 9	854	431	1,341	704	14	5	128	61	290	162
10 - 11	550	292	838	408	15	7	83	37	179	89
12 - 13	524	256	846	415	5	2	70	32	153	74
14	262	128	451	228	11	8	30	12	97	55
15	271	133	364	192	6	4	33	18	79	42
16	291	139	396	214	7	7	26	12	92	45
17	282	140	431	211	6	4	43	17	82	40
18	327	166	440	223	6	5	49	25	86	43
19	334	176	445	247	4	2	31	16	82	46
20	401	202	415	213	4	2	47	25	97	54
21	462	253	400	218	6	2	39	8	83	48
22 - 24	1,711	814	1,344	721	16	7	144	61	274	150
25 - 29	3,281	1,574	2,332	1,291	12	5	236	90	443	228
30 - 34	3,188	1,524	2,338	1,235	19	10	233	113	429	214
35 - 39	2,453	1,114	1,896	1,049	27	14	178	84	302	152
40 - 44	1,825	907	1,519	828	22	12	129	55	234	126
45 - 49	1,493	767	1,194	661	16	8	86	44	151	88
50 - 54	1,280	689	928	524	7	4	69	30	127	62
55 - 59	1,337	712	696	404	3	1	41	22	95	53
60 - 61	628	340	244	122	4	2	7	2	37	22
62 - 64	980	567	372	202	4	0	14	10	41	22
65 - 69	1,459	842	418	249	4	1	23	18	42	22
70 - 74	1,256	772	279	165	2	2	10	3	36	21
75 - 79	1,032	680	126	88	2	2	6	3	20	11
80 - 84	733	503	103	74	1	1	2	2	14	7
85 & over	680	533	74	50	1	1	4	3	9	4
Under 65										
0-4	1,875	923	2,503	1,278	25	14	220	112	564	298
5-17	3,667	1,852	5,561	2,849	71	39	513	232	1,174	601
5-11	2,037	1,056	3,073	1,589	36	14	311	141	671	345
12-14	786	384	1,297	643	16	10	100	44	250	129
15-17	844	412	1,191	617	19	15	102	47	253	127
18-64	19,700	9,805	14,563	7,938	150	74	1,303	585	2,481	1,308
18-44	13,982	6,730	11,129	6,025	116	59	1,086	477	2,030	1,061
45-64	5,718	3,075	3,434	1,913	34	15	217	108	451	247
Other Age Groups										
16+	25,433	13,414	16,390	8,989	173	92	1,417	643	2,776	1,458
18+	24,860	13,135	15,563	8,564	160	81	1,348	614	2,602	1,373
62+	6,140	3,897	1,372	828	14	7	59	39	162	87
65+	5,160	3,330	1,000	626	10	7	45	29	121	65

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	6,218	3,283
Under 1	125	63
1 - 2	356	196
3 - 4	319	176
5	139	69
6	119	54
7 to 9	392	213
10 - 11	251	127
12 - 13	230	106
14	129	67
15	116	61
16	98	45
17	122	59
18	117	61
19	116	68
20	126	69
21	135	74
22 - 24	422	222
25 - 29	636	335
30 - 34	602	313
35 - 39	436	216
40 - 44	358	195
45 - 49	248	136
50 - 54	190	101
55 - 59	139	78
60 - 61	43	24
62 - 64	54	31
65 - 69	75	43
70 - 74	62	39
75 - 79	34	22
80 - 84	25	14
85 & over	12	8
Under 65		
0-4	800	435
5-17	1,596	901
5-11	901	463
12-14	359	173
15-17	336	165
18-64	3,622	1,923
18-44	2,948	1,553
45-64	674	370
Other Age Groups		
16+	4,050	2,153
18+	3,830	2,049
62+	262	157
65+	208	126

Report #91-15
Area Name: Dorchester (South)
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	60,641
Persons in Households	59,711
Total Households	20,583
Persons Per Household	2.90
Persons In Families	48,703
Total Families	13,887
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	46,896	100.0%	24,961	100.0%	21,935	100.0%
Never Married	21,281	45.4%	10,477	42.0%	10,804	49.3%
Now Married, Except Separated	17,177	36.6%	8,546	34.2%	8,631	39.3%
Separated	1,977	4.2%	1,251	5.0%	726	3.3%
Widowed	3,339	7.1%	2,753	11.0%	586	2.7%
Divorced	3,122	6.7%	1,934	7.7%	1,188	5.4%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	60,641	100.0%
In Households	59,711	98.5%
In Family Households	50,596	83.4%
Householder	13,887	22.9%
Spouse	7,589	12.5%
Child	21,775	35.9%
Natural-Born/Adopted	21,315	35.1%
Step	460	0.8%
Grandchild	1,389	2.3%
Other Relatives	4,066	6.7%
Non-Relatives	1,893	3.1%
In NonFamily Households	9,115	15.0%
Householder Liv. Alone	5,010	8.3%
Householder Not Alone	1,686	2.8%
Non-Relatives	2,419	4.0%
In Group Quarters	930	1.5%
Institutionalized	586	1.0%
Others in Group Quarters	344	0.6%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	16,154	100.0%
In Households	16,091	99.6%
Householder or Spouse	24	0.1%
Own Child	14,002	86.7%
In Married Couple Family	7,680	47.5%
In Other Family	6,322	39.1%
Male Householder, No Wife Present	672	4.2%
Female Householder, No Husband Present	5,650	35.0%
Other Relatives	1,696	10.5%
Non-Relatives	366	2.3%
In Group Quarters	63	0.4%
Institutionalized	11	0.1%
Other persons in Group Quarters	52	0.3%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	6,327	100.0%
In Households	5,812	91.9%
In Family Households	3,743	59.2%
Householder	1,984	31.4%
Spouse	917	14.5%
Other Relative	768	12.1%
Non-Relative	74	1.2%
In NonFamily Households	2,068	32.7%
Male Householder	479	7.6%
Living Alone	437	6.9%
Not Living Alone	42	0.7%
Female Householder	1,504	23.8%
Living Alone	1,450	22.9%
Not Living Alone	54	0.9%
Non-Relatives	85	1.3%
In Group Quarters	515	8.1%
Institutionalized	484	7.6%
Others in Group Quarters	31	0.5%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All-- Total	Persons In Households: Total	Own Child	Other Relative	NonRelatives	Persons In Group Quarters: Total	Institutional	Other
Under 18	16,154*	16,089*	13,999	1,700	366	63	11	52
Under 3 years	3,131	3,105	2,548	485	72	24	0	24
3 to 4 years	2,051	2,040	1,751	249	40	9	0	9
5 years	953	950	836	97	17	2	0	2
6 to 11 years	5,168	5,159	4,592	459	108	11	0	11
12 to 13 years	1,596	1,596	1,438	128	30	1	0	1
14 years	850	846	769	59	18	4	3	1
15 to 17 years	2,405*	2,393*	2,065	223	81	12	8	4
% Under 3 years	19.4%	19.3%	18.2%	28.5%	19.7%	38.1%	0.0%	46.2%
% 3 and 4 years	12.7%	12.7%	12.5%	14.6%	10.9%	14.3%	0.0%	17.3%
% 5 years	5.9%	5.9%	6.0%	5.7%	4.6%	3.2%	0.0%	3.8%
% 6 to 11 years	32.0%	32.1%	32.8%	27.0%	29.5%	17.5%	0.0%	21.2%
% 12 to 13 years	9.9%	9.9%	10.3%	7.5%	8.2%	1.6%	0.0%	1.9%
% 14 years	5.3%	5.3%	5.5%	3.5%	4.9%	6.3%	27.3%	1.9%
% 15 to 17 years	14.9%*	14.9%*	14.8%	13.1%	22.1%	19.0%	72.7%	7.7%

*Includes 24 Householders and Spouses under 18 not shown separately.

Report #91-20
Area Name: Dorchester (South)
State: MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	8,134	$ 1,366,890,038	$ 168,046
Single Unit	3,556	$ 555,858,001	$ 156,316
1, Detached	3,227	$ 506,714,487	$ 157,023
1, Attached	329	$ 49,143,514	$ 149,372
Multi Unit	4,503	$ 797,896,481	$ 177,192
2	2,379	$ 423,330,960	$ 177,945
3 or more	2,124	$ 374,565,521	$ 176,349
Mobile Home or Trailer	3	$ 257,500	$ 85,833
Other	75	$ 12,878,056	$ 171,707

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	38
Specified Vacant For Rent	1,055
All Other Vacants	689

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 5,894,369
Average Price Asked	$ 155,115

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 578,635
Average Rent Asked	$ 548

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	22,364	100.0%	1,780	100.0%	20,583	100.0%	8,134	100.0%	12,449	100.0%
Single Unit	4,450	19.9%	191	10.7%	4,261	20.7%	3,556	43.7%	705	5.7%
1, Detached	3,732	16.7%	135	7.6%	3,600	17.5%	3,227	39.7%	373	3.0%
1, Attached	718	3.2%	56	3.1%	661	3.2%	329	4.0%	332	2.7%
Multi Unit	17,713	79.2%	1,589	89.3%	16,128	78.4%	4,503	55.4%	11,625	93.4%
2	5,342	23.9%	328	18.4%	5,017	24.4%	2,379	29.2%	2,638	21.2%
3 or 4	8,913	39.9%	906	50.9%	8,007	38.9%	1,868	23.0%	6,139	49.3%
5 to 9	1,200	5.4%	134	7.5%	1,065	5.2%	84	1.0%	981	7.9%
10 to 19	831	3.7%	103	5.8%	729	3.5%	96	1.2%	633	5.1%
20 to 49	617	2.8%	76	4.3%	542	2.6%	76	0.9%	466	3.7%
50 or more	810	3.6%	42	2.4%	768	3.7%	0	0.0%	768	6.2%
Mobile Home or Trailer	3	0.0%	0	0.0%	3	0.0%	3	0.0%	0	0.0%
Other	199	0.9%	6	0.3%	193	0.9%	75	0.9%	118	0.9%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	59,713	2.90	25,363	3.12	34,348	2.76
Single Unit	14,031	3.29	11,772	3.31	2,259	3.20
1, Detached	12,089	3.36	10,809	3.35	1,280	3.43
1, Attached	1,942	2.94	963	2.93	979	2.95
Multi Unit	45,119	2.80	13,323	2.96	31,796	2.74
2	14,493	2.89	7,255	3.05	7,238	2.74
3 or 4	24,518	3.06	5,589	2.99	18,929	3.08
5 to 9	2,732	2.57	192	2.29	2,540	2.59
10 to 19	1,529	2.10	162	1.69	1,367	2.16
20 to 49	878	1.62	125	1.64	753	1.62
50 or more	969	1.26	0	*,***.**	969	1.26
Mobile Home or Trailer	9	3.00	9	3.00	0	*,***.**
Other	560	2.90	264	3.52	296	2.51

Report #91-19
Area Name: Dorchester (South)
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	3,375	100.0%
Less than $15,000	6	0.2%
$ 15,000 to $ 19,999	3	0.1%
$ 20,000 to $ 24,999	2	0.1%
$ 25,000 to $ 29,999	3	0.1%
$ 30,000 to $ 34,999	7	0.2%
$ 35,000 to $ 39,999	7	0.2%
$ 40,000 to $ 44,999	7	0.2%
$ 45,000 to $ 49,999	2	0.1%
$ 50,000 to $ 59,999	18	0.5%
$ 60,000 to $ 74,999	64	1.9%
$ 75,000 to $ 99,999	196	5.8%
$100,000 to $124,999	417	12.4%
$125,000 to $149,999	762	22.6%
$150,000 to $174,999	981	29.1%
$175,000 to $199,999	505	15.0%
$200,000 to $249,999	273	8.1%
$250,000 to $299,999	87	2.6%
$300,000 to $399,999	22	0.7%
$400,000 to $499,999	6	0.2%
$500,000 or more	5	0.1%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	12,431	100.0%
With Cash rent	12,241	98.5%
Less than $100	443	3.6%
$ 100 to $ 149	596	4.8%
$ 150 to $ 199	429	3.5%
$ 200 to $ 249	460	3.7%
$ 250 to $ 299	368	3.0%
$ 300 to $ 349	599	4.8%
$ 350 to $ 399	547	4.4%
$ 400 to $ 449	832	6.7%
$ 450 to $ 499	710	5.7%
$ 500 to $ 549	1,246	10.0%
$ 550 to $ 599	924	7.4%
$ 600 to $ 649	1,460	11.7%
$ 650 to $ 699	1,074	8.6%
$ 700 to $ 749	1,041	8.4%
$ 750 to $ 999	1,367	11.0%
$1,000 or more	142	1.1%
No Cash Rent	190	1.5%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	3,375	$ 528,603,613	$ 156,623
White	2,497	$ 389,484,188	$ 155,981
Black	773	$ 123,689,144	$ 160,012
American Indian, Eskimo or Aleut	5	$ 622,500	$ 124,500
Asian or Pacific Islander	54	$ 8,044,772	$ 148,977
Other Race	43	$ 6,802,884	$ 158,207
Not of Hispanic Origin	3,274	$ 513,526,831	$ 156,850
Hispanic Origin	101	$ 15,106,271	$ 149,567

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 113,881
Median Value	$ 136,305
Upper Value Quartile	$ 160,173

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	12,241	$ 6,401,051	$ 523
White	6,302	$ 3,113,337	$ 494
Black	4,678	$ 2,582,949	$ 552
American Indian, Eskimo or Aleut	54	$ 28,431	$ 527
Asian or Pacific Islander	348	$ 217,112	$ 624
Other Race	858	$ 459,220	$ 535
Not of Hispanic Origin	10,952	$ 5,712,642	$ 522
Hispanic Origin	1,289	$ 688,409	$ 534

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 353
Median Contract Rent	$ 499
Upper Contract Rent Quartile	$ 617

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Report #91-18
Area Name: Dorchester (South)
State: MA
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	20,583	100.0%	8,134	100.0%	12,449	100.0%
1 Person	5,010	24.3%	1,598	19.6%	3,411	27.4%
2 Persons	5,305	25.8%	2,129	26.2%	3,177	25.5%
3 Persons	3,767	18.3%	1,441	17.7%	2,325	18.7%
4 Persons	2,889	14.0%	1,252	15.4%	1,636	13.1%
5 Persons	1,840	8.9%	848	10.4%	990	8.0%
6 Persons	947	4.6%	449	5.5%	497	4.0%
7 or more Persons	827	4.0%	419	5.2%	409	3.3%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	59,713	25,363	34,348
Persons per Unit	198.71	213.98	187.44
Percentage of Persons	100.0%	42.5%	57.5%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	11,728	57.0%	5,375	66.1%	6,354	51.0%
0.51 to 1.00	7,275	35.3%	2,425	29.8%	4,852	39.0%
1.01 to 1.50	1,103	5.4%	266	3.3%	837	6.7%
1.51 to 2.00	354	1.7%	52	0.6%	304	2.4%
2.01 or More	121	0.6%	17	0.2%	104	0.8%
Total	20,583	100.0%	8,134	100.0%	12,449	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	390	1.7%
2 Rooms	870	3.9%
3 Rooms	2,205	9.9%
4 Rooms	3,378	15.1%
5 Rooms	6,492	29.0%
6 Rooms	4,610	20.6%
7 Rooms	1,652	7.4%
8 Rooms	987	4.4%
9 or more Rooms	1,781	8.0%
Total	22,364	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	115	6.5%
Not Boarded-Up	1,666	93.6%
Vacant, Usual Home Elsewhere	24	1.3%
All Other Vacant	1,757	98.7%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,780	100.0%	1,055	100.0%	160	100.0%	566	100.0%
Less Than 2 Months	323	18.1%	225	21.3%	15	9.4%	83	14.7%
2 to 6 Months	815	45.8%	521	49.4%	80	50.0%	214	37.8%
6 or More Months	643	36.1%	309	29.3%	65	40.6%	269	47.5%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	12,429	100.0%	10,400	100.0%	2,029	100.0%
With Cash Rent	12,239	98.5%	10,268	98.7%	1,971	97.1%
Meals Included in Rent	39	0.3%	31	0.3%	8	0.4%
No Meals Included in Rent	12,200	98.2%	10,237	98.4%	1,963	96.7%
No Cash Rent	190	1.5%	132	1.3%	58	2.9%

Report #91-17
Area Name: Dorchester (South)
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	22,364
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	22,364

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	22,364	100.0%
Occupied	20,583	92.0%
Owner Occupied	8,134	36.4%
Renter Occupied	12,449	55.7%
Vacant	1,780	8.0%
For Rent	1,056	4.7%
For Sale Only	161	0.7%
Rented or Sold, Not Occupied	237	1.1%
For Seasonal, Recreational Or Occasional Use	11	0.0%
For Migrant Workers	2	0.0%
Other Vacant	316	1.4%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	119,641	5.35
Occupied	110,849	5.39
Owner Occupied	54,278	6.67
Renter Occupied	56,571	4.54
Vacant	8,792	4.94
For Rent	4,819	4.56
For Sale Only	862	5.35
Rented or Sold/Not Occupied	1,367	5.77
For Seasonal, Recreational Or Occasional Use	62	5.64
For Migrant Workers	10	5.00
Other Vacant	1,673	5.29

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	20,584	100.0%	8,135	100.0%	12,450	100.0%
White	12,055	58.6%	5,600	68.8%	6,457	51.9%
Black	6,882	33.4%	2,161	26.6%	4,719	37.9%
American Indian Eskimo or Aleut	75	0.4%	22	0.3%	54	0.4%
Asian or Pacific Islander	480	2.3%	130	1.6%	351	2.8%
Other Race	1,092	5.3%	222	2.7%	869	7.0%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	18,953	100.0%	1,631	100.0%	325	100.0%	1,308	100.0%
White	11,730	61.9%	325	19.9%	77	23.7%	250	19.1%
Black	6,468	34.1%	414	25.4%	100	30.8%	313	23.9%
Amer.Indian/ Esk./Aleut	67	0.4%	8	0.5%	3	0.9%	5	0.4%
Asian/Pacific Islander	465	2.5%	16	1.0%	4	1.2%	13	1.0%
Other Race	223	1.2%	868	53.2%	141	43.4%	727	55.6%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	20,583	100.0%	8,134	100.0%	12,449	100.0%
15 to 24 Years	1,107	5.4%	120	1.5%	987	7.9%
25 to 34 Years	5,110	24.8%	1,196	14.7%	3,914	31.4%
35 to 44 Years	4,697	22.8%	1,919	23.6%	2,778	22.3%
45 to 54 Years	3,070	14.9%	1,513	18.6%	1,557	12.5%
55 to 64 Years	2,632	12.8%	1,453	17.9%	1,179	9.5%
65 to 74 Years	2,228	10.8%	1,136	14.0%	1,092	8.8%
75 Years & over	1,739	8.4%	797	9.8%	942	7.6%

Report #91-16
Area Name: Dorchester (South)
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16. Household Size and Type (Universe: Households)

	Households
1 Person	5,011
Male Householder	2,135
Female Householder	2,876
2 or More Persons	15,572
Family Households	13,886
Married Couple Family	7,588
With related children	4,098
No related children	3,490
Other Family	6,299
Male Householder, No Wife Pres.	1,274
With related children	488
No related children	786
Female Householder, No Husband present	5,025
With related children	3,258
No related children	1,767
Non-Family Households	1,686
Male Householder	1,021
Female Householder	665

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	6,107	29.7%	2,279	3,667	161
No Persons 60 Years and over	14,477	70.3%	2,730	10,220	1,527
1 or more Persons 65 Years & over	4,628	22.5%	1,886	2,623	119
No Persons 65 Years and over	15,954	77.5%	3,123	11,264	1,567

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	5,010	24.3%	24.3%	N/A	N/A	5,010	74.8%
2 Persons	5,305	25.8%	50.1%	4,078	29.4%	1,227	18.3%
3 Persons	3,766	18.3%	68.4%	3,480	25.1%	286	4.3%
4 Persons	2,889	14.0%	82.4%	2,779	20.0%	110	1.6%
5 Persons	1,839	8.9%	91.4%	1,797	12.9%	42	0.6%
6 Persons	947	4.6%	96.0%	934	6.7%	13	0.2%
7 or more Persons	827	4.0%	100.0%	818	5.9%	9	0.1%
Total Households	20,583	100.0%	----	13,886	100.0%	6,697	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type (Universe:Households)

	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	13,887	100.0%	7,098	100.0%	5,393	100.0%	56	100.0%	401	100.0%	943	100.0%	1,348	100.0%
Married Couple Fam	7,588	54.6%	4,656	65.6%	2,267	42.0%	27	48.2%	209	52.1%	434	46.0%	582	43.2%
With Rela. Child	4,098	29.5%	2,108	29.7%	1,490	27.6%	18	32.1%	159	39.7%	328	34.8%	424	31.5%
No Related Child	3,490	25.1%	2,548	35.9%	777	14.4%	9	16.1%	50	12.5%	106	11.2%	158	11.7%
Other Family	6,299	45.4%	2,442	34.4%	3,126	58.0%	29	51.8%	192	47.9%	509	54.0%	766	56.8%
Male Householder														
No Wife present	1,274	9.2%	602	8.5%	511	9.5%	6	10.7%	61	15.2%	94	10.0%	137	10.2%
With Rela. Child	488	3.5%	132	1.9%	271	5.0%	2	3.6%	26	6.5%	57	6.0%	83	6.2%
No related Child	786	5.7%	470	6.6%	240	4.5%	4	7.1%	35	8.7%	37	3.9%	54	4.0%
Female Householder														
No Husb present	5,025	36.2%	1,840	25.9%	2,615	48.5%	23	41.1%	131	32.7%	415	44.0%	629	46.7%
With Rela. Child	3,258	23.5%	769	10.8%	2,005	37.2%	20	35.7%	104	25.9%	360	38.2%	529	39.2%
No Related Child	1,767	12.7%	1,071	15.1%	610	11.3%	3	5.4%	27	6.7%	55	5.8%	100	7.4%
NonFamily Households	6,697	100.0%	4,961	100.0%	1,490	100.0%	17	100.0%	80	100.0%	150	100.0%	287	100.0%
H.H. Living Alone	5,011	74.8%	3,786	76.3%	1,083	72.7%	13	76.5%	31	38.8%	96	64.0%	175	61.0%
H.H. Not Liv. Alone	1,686	25.2%	1,175	23.7%	407	27.3%	4	23.5%	49	61.3%	54	36.0%	112	39.0%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	13,887	100.0%	7,888	100.0%	5,999	100.0%
Married-Couple Family	7,588	54.6%	4,115	52.2%	3,473	57.9%
Other Family	6,299	45.4%	3,773	47.8%	2,526	42.1%
Male Householder, No Wife Present	1,274	9.2%	499	6.3%	775	12.9%
Female Householder, No Husband Present	5,025	36.2%	3,274	41.5%	1,751	29.2%
NonFamily Households	6,697	100.0%	83	100.0%	6,611	100.0%
Male Householder	3,156	47.1%	48	57.8%	3,107	47.0%
Female Householder	3,541	52.9%	35	42.2%	3,504	53.0%

P26. Household Type (Universe: Households)

All Households	20,584
Households with 1 or More Non-Relatives	3,128
Households with No Non-Relatives	17,456

ROSLINDALE

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

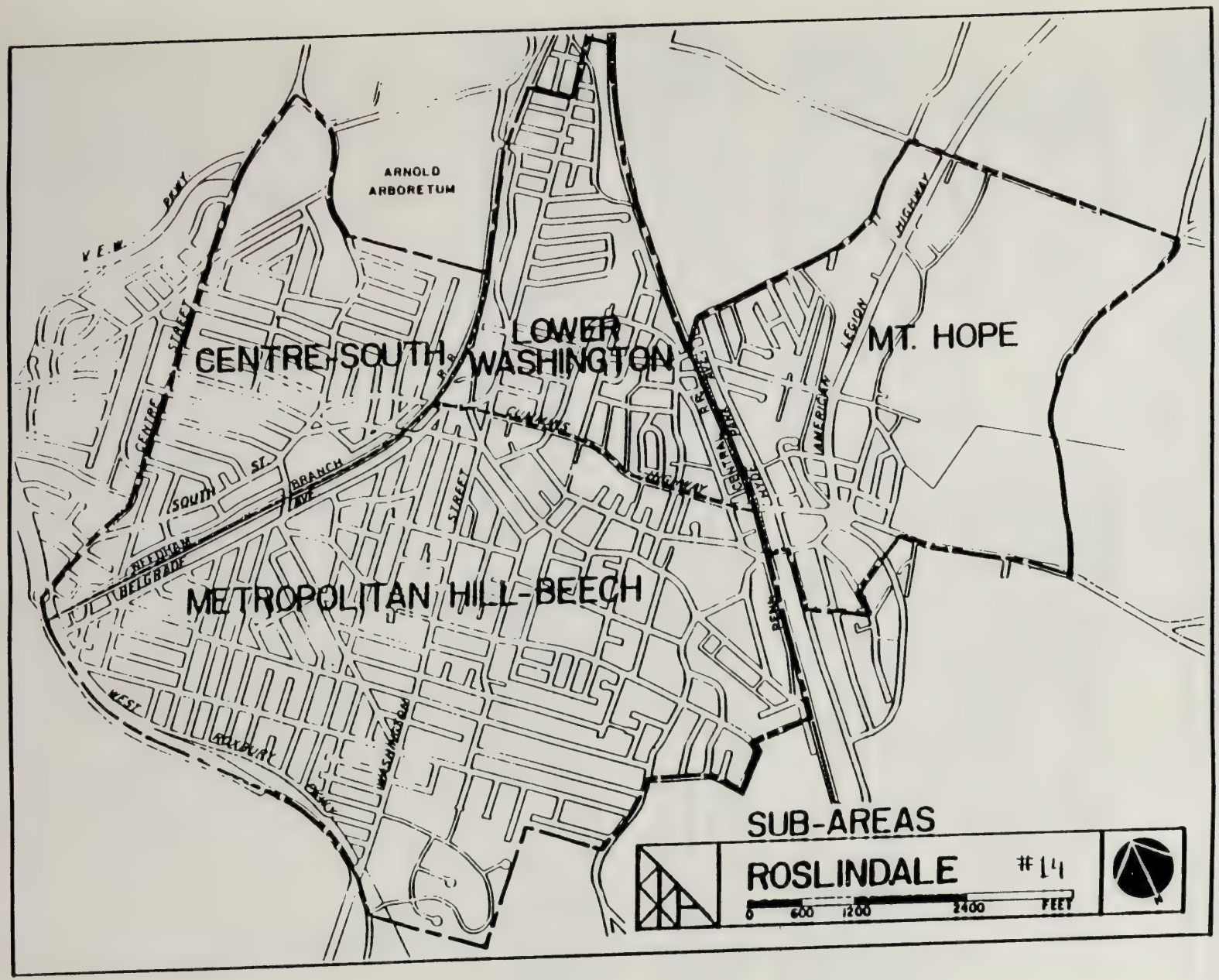
City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
Francis X. O'Brien, Co-Vice Chairman
James K. Flaherty, Treasurer
Consuelo Gonzales Thomell, Member
Kane Simonian, Secretary


ARNOLD ARBORETUM
CENTRE-SOUTH
LOWER WASHINGTON
MT. HOPE
METROPOLITAN HILL-BEECH
V.F.W. PKWY.
CENTRE STREET
SOUTH ST.
BRANCH AVE.
NEW YORK NEW HAVEN & HARTFORD
STREET
WASHINGTON
WEST
AMERICAN LEGION HIGHWAY
BENN
SUB-AREAS
ROSLINDALE #14
0 600 1200 2400 FEET

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (14) ROSLINDALE PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	32,959	Population Percent of City:	5.7
Total Land Area (in Sq. Mi.):	3.72	Land Area Percent of City:	7.6
Population Density (per SqMi):	8,860	Density Ratio to City Average	0.76

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(14) ROSLINDALE	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	32,706	100.0%	32,959	100.0%	253	0.8%	1.00
White1	30,349	92.8	27,065	82.1	(3,284)	-10.8	1.31
Black	1,234	3.8	2,973	9.0	1,739	140.9	0.35
Native Americans	26	0.1	50	0.2	24	92.3	0.46
Asian + Pac.Islndrs	457	1.4	1,056	3.2	599	131.1	0.61
Other Race	640	2.0	1,829	5.5	1,189	185.8	0.93
Hispanic Origin	1,183	3.6	3,760	11.4	2,577	217.8	1.06
White	717	2.2	1,556	4.7	839	117.0	1.22
Black	43	0.1	389	1.2	346	804.7	0.67
All other	423	1.3	1,815	5.5	1,392	329.1	1.06
All Minorities	3,074	9.4	7,450	22.6	4,376	142.4	0.55
White, Non-Hisp.	29,632	90.6	25,509	77.4	(4,123)	-13.9	1.31
Black, Non-Hisp.	1,191	3.6	2,584	7.8	1,393	117.0	0.33

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(14) ROSLINDALE	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	32,706	100.0%	32,959	100.0%	253	0.8%	1.00
0- 4 years	1,908	5.8	2,627	8.0	719	37.7	1.25
5-14	4,074	12.5	3,545	10.8	(529)	-13.0	1.09
15-24	6,248	19.1	4,215	12.8	(2,033)	-32.5	0.63
25-34	5,294	16.2	7,585	23.0	2,291	43.3	1.00
35-44	2,771	8.5	4,772	14.5	2,001	72.2	1.06
45-54	3,135	9.6	2,561	7.8	(574)	-18.3	0.95
55-64	3,476	10.6	2,636	8.0	(840)	-24.2	1.13
65-74	2,981	9.1	2,331	7.1	(650)	-21.8	1.13
75-84	1,991	6.1	1,667	5.1	(324)	-16.3	1.33
85 +	828	2.5	1,034	3.1	206	24.9	2.19

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(14) ROSLINDALE

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	32,706	30,349	1,230	457	670	1,183
0- 4 years	1,908	1,643	157	45	63	146
5-17	5,640	4,906	454	83	197	349
18-64	19,358	18,105	573	295	385	643
65 +	5,800	5,695	46	34	25	45
1990, Total:	32,959	27,065	2,973	1,056	1,879	3,760
0- 4 years	2,627	1,905	395	83	244	478
5-17	4,527	3,178	682	216	451	945
18-64	20,787	17,159	1,785	709	1,134	2,209
65 +	5,032	4,823	111	48	50	128
Abs. Change, '90-'80:	253	(3,284)	1,743	599	1,209	2,577
0- 4 years	719	262	238	38	181	332
5-17	(1,113)	(1,728)	228	133	254	596
18-64	1,429	(946)	1,212	414	749	1,566
65 +	(768)	(872)	65	14	25	83
Pct. Change, '90-'80:	0.8%	-10.8%	141.7%	131.1%	180.4%	217.8%
0- 4 years	37.7	15.9	151.6	84.4	287.3	227.4
5-17	-19.7	-35.2	50.2	160.2	128.9	170.8
18-64	7.4	-5.2	211.5	140.3	194.5	243.5
65 +	-13.2	-15.3	141.3	41.2	100.0	184.4

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

ROSLINDALE	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	12,414	100.0%	12,918	100.0%	504	4.1%	1.00
Occupied total:	11,726	94.5	12,151	94.1	425	3.6	1.03
Owner occupied	5,429	43.7	5,650	43.7	221	4.1	1.56
Renter occupied	6,297	50.7	6,501	50.3	204	3.2	0.80
Vacant total:	688	5.5	767	5.9	79	11.5	0.67
For sale only	28	0.2	124	1.0	96	342.9	1.26
For rent	356	2.9	409	3.2	53	14.9	0.59
All other vacant DUs	304	2.4	232	1.8	(72)	-23.7	0.63

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

ROSLINDALE	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	11,726	100.0%	12,153	100.0%	427	3.6%	1.03
White1	11,018	94.0	10,462	86.1	(556)	-5.0	1.28
Black	396	3.4	901	7.4	505	127.5	0.35
American Indian, Eskimo, or Aleut	12	0.1	17	0.1	5	41.7	0.49
Asian or Pacific Islander	124	1.1	282	2.3	158	127.4	0.57
Other race	176	1.5	491	4.0	315	179.0	1.01
Hispanic Origin	336	2.9	1,033	8.5	697	207.4	1.06
White, Hisp. origin	201	1.7	436	3.6	235	116.9	1.18
Black, Hisp. origin	17	0.1	107	0.9	90	529.4	0.66
All others, Hisp. origin	118	1.0	490	4.0	372	315.3	N/A
All minorities	909	7.8	2,127	17.5	1,218	134.0	0.52
White, Non-Hispanic	10,817	92.2	10,026	82.5	(791)	-7.3	1.24
Black, Non-Hispanic	379	3.2	794	6.5	415	109.5	0.32

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

ROSLINDALE	OWNER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent	RENTER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent
Occupied housing units	5,505	5,652	147	2.7%	6,221	6,501	280	4.5%
White1	5,282	5,297	15	0.3	5,736	5,165	(571)	-10.0
Black	28	144	116	414.3	368	757	389	105.7
American Indian, Eskimo, or Aleut	6	2	(4)	-66.7	6	15	9	150.0
Asian or Pacific Islander	62	109	47	75.8	62	173	111	179.0
Other race	127	100	(27)	-21.3	49	391	342	698.0
Hispanic Origin	93	235	142	152.7	243	798	555	228.4
White, Hisp. origin	62	124	62	100.0	139	312	173	124.5
Black, Hisp. origin	0	12	12	ERR	17	95	78	458.8
All others, Hisp. origin	31	99	68	219.4	87	391	304	349.4
All minorities	285	479	194	68.1	624	1,648	1,024	164.1
White, Non-Hispanic	5,220	5,173	(47)	-0.9	5,597	4,853	(744)	-13.3
Black, Non-Hispanic	28	132	104	371.4	351	662	311	88.6

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

ROSLINDALE	Occupied Housing Units Total	Owner	Renter	Column Distribution Total	Owner	Renter	Row Distribution Total	Owner	Renter
Occupied housing units:	12,153	5,649	6,504	100.0%	100.0%	100.0%	100.0%	46.5%	53.5
Age of Householder:									
15 to 24 years	509	48	461	4.2	0.8	7.1	100.0	9.4	90.6
25 to 34 years	3,229	936	2,293	26.6	16.6	35.3	100.0	29.0	71.0
35 to 44 years	2,548	1,213	1,335	21.0	21.5	20.5	100.0	47.6	52.4
45 to 54 years	1,440	750	690	11.8	13.3	10.6	100.0	52.1	47.9
55 to 64 years	1,548	964	584	12.7	17.1	9.0	100.0	62.3	37.7
65 to 74 years	1,480	961	519	12.2	17.0	8.0	100.0	64.9	35.1
75 years and over	1,399	777	622	11.5	13.8	9.6	100.0	55.5	44.5

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Roslindale
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	32,959
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	32,959	100.0%
Female	17,565	53.3%
Male	15,395	46.7%

P7. Race (Universe: Persons)

	Number	PCT
Total	32,959	100.0%
White	27,060	82.1%
Black	2,969	9.0%
American Indian, Eskimo, or Aleut	48	0.1%
American Indian	48	0.1%
Eskimo	0	0.0%
Aleut	0	0.0%
Asian or Pacific Isl.	1,054	3.2%
Asian	1,042	3.2%
Chinese	643	2.0%
Filipino	56	0.2%
Japanese	24	0.1%
Asian Indian	59	0.2%
Korean	19	0.1%
Vietnamese	118	0.2%
Cambodian	52	0.2%
Hmong	0	0.0%
Laotian	29	0.1%
Thai	11	0.0%
Other Asian	31	0.1%
Pacific Islander	12	0.0%
Polynesian	1	0.0%
Hawaiian	1	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	5	0.0%
Guamanian	5	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	6	0.0%
Other Race	1,828	5.5%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	32,959	100.0%	29,203	100.0%	3,757	100.0%
White	27,060	82.1%	25,509	87.4%	1,551	41.3%
Black	2,969	9.0%	2,584	8.8%	386	10.3%
American Indian, Eskimo or Aleut	48	0.1%	44	0.2%	4	0.1%
Asian or Pacific Islander	1,054	3.2%	1,013	3.5%	41	1.1%
Other Race	1,828	5.5%	53	0.2%	1,775	47.2%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	32,959	100.0%
Not of Hispanic Origin	29,203	88.6%
Hispanic Origin	3,757	11.4%
Mexican	103	0.3%
Puerto Rican	1,534	4.7%
Cuban	217	0.7%
Other Hispanic	1,906	5.8%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	1,211	100.0%
Persons in Institutions:	931	76.9%
Correctional Insts.	106	8.8%
Nursing Homes	825	68.1%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	280	23.1%
College Dormitories	0	0.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	217	17.9%
Visible in Street Locales	0	0.0%
Other Non-Institutional Group Quarters	63	5.2%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	33.20	34.40	30.70
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	32,959	17,565	15,395
Under 1	460	225	235
1 - 2	1,164	583	583
3 - 4	1,002	493	508
5	444	216	229
6	422	216	206
7 to 9	1,130	568	563
10 - 11	653	316	338
12 - 13	581	289	292
14	313	164	148
15	314	154	161
16	314	154	158
17	356	190	165
18	283	128	158
19	354	164	190
20	423	218	206
21	430	200	230
22 - 24	1,737	891	848
25 - 29	3,823	1,953	1,871
30 - 34	3,759	1,912	1,849
35 - 39	2,815	1,392	1,423
40 - 44	1,956	986	971
45 - 49	1,385	739	646
50 - 54	1,176	672	504
55 - 59	1,240	689	551
60 - 61	552	303	249
62 - 64	842	477	367
65 - 69	1,300	736	564
70 - 74	1,031	631	400
75 - 79	934	614	318
80 - 84	734	529	206
85 & over	1,034	770	264

REPORT #91-14
Area Name: Roslindale
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 32,959 All Females: 17,565 All Males: 15,395

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	27,060	14,492	2,969	1,579	48	29	1,054	508	1,828	957
Under 1	353	172	66	34	0	0	15	5	26	14
1 - 2	855	431	162	74	0	0	33	18	116	60
3 - 4	697	349	167	77	2	0	35	18	100	49
5	305	142	88	42	1	0	12	8	39	24
6	294	151	78	39	0	0	15	6	35	20
7 to 9	809	398	152	73	3	3	52	27	115	67
10 - 11	445	214	102	47	4	1	32	13	71	41
12 - 13	407	202	94	49	3	2	37	15	40	21
14	208	108	50	31	0	0	18	7	36	18
15	220	105	43	22	1	1	22	7	29	19
16	214	109	42	21	1	1	14	7	41	16
17	276	147	33	19	1	1	14	4	31	19
18	204	95	36	14	0	0	14	5	32	14
19	263	125	42	20	0	0	16	8	33	11
20	332	172	47	24	0	0	12	7	33	15
21	322	146	54	30	1	0	21	10	32	14
22 - 24	1,347	680	200	119	1	1	63	32	128	59
25 - 29	3,131	1,590	339	182	9	4	119	60	226	117
30 - 34	3,064	1,545	357	195	6	5	144	72	190	95
35 - 39	2,340	1,144	253	139	5	2	87	39	130	68
40 - 44	1,581	779	179	96	4	3	89	49	104	59
45 - 49	1,135	615	117	66	1	0	46	16	86	42
50 - 54	1,021	585	65	33	1	1	39	19	50	34
55 - 59	1,119	611	59	37	0	0	34	22	28	19
60 - 61	507	280	16	13	0	0	12	4	17	6
62 - 64	793	444	21	14	0	0	13	9	17	10
65 - 69	1,223	690	38	25	1	1	21	10	17	10
70 - 74	986	603	20	12	3	3	13	7	9	6
75 - 79	890	594	24	13	2	1	7	2	9	4
80 - 84	708	510	16	12	0	0	4	2	7	5
85 & over	1,016	758	13	10	0	0	3	0	2	2
Under 65										
0-4	1,905	952	395	185	2	0	83	41	242	123
5-17	3,178	1,576	682	343	14	9	216	94	437	245
5-11	1,853	905	420	201	8	4	111	54	260	152
12-14	615	310	144	80	3	2	55	22	76	39
15-17	710	361	118	62	3	3	50	18	101	54
18-64	17,159	8,811	1,785	982	28	16	709	352	1,106	563
18-44	12,584	6,276	1,507	819	26	15	565	282	908	452
45-64	4,575	2,535	278	163	2	1	144	70	198	111
Other Age Groups										
16+	22,472	12,222	1,971	1,094	36	23	785	384	1,222	625
18+	21,982	11,966	1,896	1,054	34	21	757	373	1,150	590
62+	5,616	3,599	132	86	6	5	61	30	61	37
65+	4,823	3,155	111	72	6	5	48	21	44	27

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	3,757	1,986
Under 1	71	38
1 - 2	203	104
3 - 4	204	104
5	80	48
6	82	44
7 to 9	230	120
10 - 11	155	77
12 - 13	123	67
14	69	40
15	67	42
16	77	39
17	62	41
18	48	19
19	54	22
20	68	34
21	67	27
22 - 24	246	114
25 - 29	438	221
30 - 34	418	208
35 - 39	270	150
40 - 44	214	122
45 - 49	155	82
50 - 54	96	68
55 - 59	77	45
60 - 61	30	13
62 - 64	28	19
65 - 69	48	26
70 - 74	24	16
75 - 79	36	21
80 - 84	10	6
85 & over	10	10
Under 65		
0-4	478	246
5-17	945	518
5-11	547	289
12-14	192	107
15-17	206	122
18-64	2,209	1,144
18-44	1,823	917
45-64	386	227
Other Age Groups		
16+	2,476	1,303
18+	2,337	1,223
62+	156	98
65+	128	79

Report #91-16
Area Name: Roslindale
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16.Household Size and Type (Universe: Households)	Households
1 Person	3,135
Male Householder	1,088
Female Householder	2,047
2 or More Persons	9,016
Family Households	7,926
Married Couple Family	5,308
With related children	2,548
No related children	2,760
Other Family	2,617
Male Householder,No Wife Pres.	540
With related children	168
No related children	372
Female Householder, No Husband present	2,077
With related children	1,143
No related children	934
Non-Family Households	1,090
Male Householder	555
Female Householder	535

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
Households With:					
1 or more Persons 60 Years & over	4,071	33.5%	1,587	2,407	77
No Persons 60 Years and over	8,081	66.5%	1,548	5,520	1,013
1 or more Persons 65 Years & over	3,238	26.6%	1,363	1,819	56
No Persons 65 Years and over	8,911	73.3%	1,772	6,105	1,034

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	3,135	25.8%	25.8%	N/A	N/A	3,135	74.2%
2 Persons	3,756	30.9%	56.7%	2,914	36.8%	842	19.9%
3 Persons	2,168	17.8%	74.6%	1,984	25.0%	184	4.4%
4 Persons	1,685	13.9%	88.4%	1,639	20.7%	46	1.1%
5 Persons	899	7.4%	95.8%	888	11.2%	11	0.3%
6 Persons	322	2.6%	98.5%	318	4.0%	4	0.1%
7 or more Persons	186	1.5%	100.0%	184	2.3%	2	0.0%
Total Households	12,151	100.0%	----	7,927	100.0%	4,224	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	7,925	100.0%	6,582	100.0%	670	100.0%	15	100.0%	235	100.0%	425	100.0%	868	100.0%
Married Couple Fam	5,308	67.0%	4,602	69.9%	269	40.1%	9	60.0%	190	80.9%	239	56.2%	459	52.9%
With Rela. Child	2,548	32.2%	2,030	30.8%	208	31.0%	4	26.7%	124	52.8%	182	42.8%	337	38.8%
No Related Child	2,760	34.8%	2,572	39.1%	61	9.1%	5	33.3%	66	28.1%	57	13.4%	122	14.1%
Other Family	2,617	33.0%	1,980	30.1%	401	59.9%	6	40.0%	45	19.1%	186	43.8%	409	47.1%
Male Householder														
No Wife present	540	6.8%	441	6.7%	43	6.4%	0	0.0%	16	6.8%	40	9.4%	77	8.9%
With Rela. Child	168	2.1%	104	1.6%	27	4.0%	0	0.0%	8	3.4%	29	6.8%	50	5.8%
No related Child	372	4.7%	337	5.1%	16	2.4%	0	0.0%	8	3.4%	11	2.6%	27	3.1%
Female Householder														
No Husb present	2,077	26.2%	1,539	23.4%	358	53.4%	6	40.0%	29	12.3%	146	34.4%	332	38.2%
With Rela. Child	1,143	14.4%	700	10.6%	298	44.5%	4	26.7%	16	6.8%	125	29.4%	283	32.6%
No Related Child	934	11.8%	839	12.7%	60	9.0%	2	13.3%	13	5.5%	21	4.9%	49	5.6%
NonFamily Households	4,225	100.0%	3,879	100.0%	231	100.0%	2	100.0%	48	100.0%	65	100.0%	164	100.0%
H.H. Living Alone	3,135	74.2%	2,898	74.7%	171	74.0%	2	100.0%	25	52.1%	39	60.0%	104	63.4%
H.H. Not Liv. Alone	1,090	25.8%	981	25.3%	60	26.0%	0	0.0%	23	47.9%	26	40.0%	60	36.6%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	7,925	100.0%	3,866	100.0%	4,059	100.0%
Married-Couple Family	5,308	67.0%	2,552	66.0%	2,756	67.9%
Other Family	2,617	33.0%	1,314	34.0%	1,303	32.1%
Male Householder, No Wife Present	540	6.8%	170	4.4%	370	9.1%
Female Householder, No Husband Present	2,077	26.2%	1,144	29.6%	933	23.0%
NonFamily Households	4,225	100.0%	15	100.0%	4,210	100.0%
Male Householder	1,643	38.9%	10	66.7%	1,633	38.8%
Female Householder	2,582	61.1%	5	33.3%	2,577	61.2%

P26. Household Type (Universe: Households)

All Households	12,150
Households with 1 or More Non-Relatives	1,577
Households with No Non-Relatives	10,573

Report #91-17
Area Name: Roslindale
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	12,917
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	12,917

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	12,917	100.0%
Occupied	12,151	94.1%
Owner Occupied	5,650	43.7%
Renter Occupied	6,501	50.3%
Vacant	767	5.9%
For Rent	409	3.2%
For Sale Only	124	1.0%
Rented or Sold, Not Occupied	73	0.6%
For Seasonal, Recreational Or Occasional Use	16	0.1%
For Migrant Workers	0	0.0%
Other Vacant	143	1.1%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	68,615	5.31
Occupied	64,761	5.33
Owner Occupied	35,606	6.30
Renter Occupied	29,155	4.48
Vacant	3,854	5.02
For Rent	1,929	4.72
For Sale Only	674	5.44
Rented or Sold/Not Occupied	393	5.38
For Seasonal, Recreational Or Occasional Use	76	4.75
For Migrant Workers	0	***.**
Other Vacant	784	5.48

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	12,153	100.0%	5,652	100.0%	6,501	100.0%
White	10,462	86.1%	5,297	93.7%	5,165	79.4%
Black	901	7.4%	144	2.5%	757	11.6%
American Indian Eskimo or Aleut	17	0.1%	2	0.0%	15	0.2%
Asian or Pacific Islander	282	2.3%	109	1.9%	173	2.7%
Other Race	491	4.0%	100	1.8%	391	6.0%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	11,119	100.0%	1,035	100.0%	235	100.0%	798	100.0%
White	10,025	90.2%	438	42.3%	124	52.8%	312	39.1%
Black	794	7.1%	107	10.3%	12	5.1%	95	11.9%
Amer.Indian/ Esk./Aleut	16	0.1%	1	0.1%	0	0.0%	1	0.1%
Asian/Pacific Islander	272	2.4%	10	1.0%	2	0.9%	8	1.0%
Other Race	12	0.1%	479	46.3%	97	41.3%	382	47.9%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	12,151	100.0%	5,649	100.0%	6,504	100.0%
15 to 24 Years	509	4.2%	48	0.8%	461	7.1%
25 to 34 Years	3,229	26.6%	936	16.6%	2,293	35.3%
35 to 44 Years	2,548	21.0%	1,213	21.5%	1,335	20.5%
45 to 54 Years	1,440	11.9%	750	13.3%	690	10.6%
55 to 64 Years	1,548	12.7%	964	17.1%	584	9.0%
65 to 74 Years	1,480	12.2%	961	17.0%	519	8.0%
75 Years & over	1,399	11.5%	777	13.8%	622	9.6%

Report #91-18
Area Name: Roslindale
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	12,151	100.0%	5,650	100.0%	6,501	100.0%
1 Person	3,135	25.8%	1,216	21.5%	1,919	29.5%
2 Persons	3,756	30.9%	1,768	31.3%	1,988	30.6%
3 Persons	2,169	17.9%	1,007	17.8%	1,162	17.9%
4 Persons	1,685	13.9%	876	15.5%	808	12.4%
5 Persons	899	7.4%	498	8.8%	401	6.2%
6 Persons	322	2.6%	184	3.3%	138	2.1%
7 or more Persons	185	1.5%	102	1.8%	83	1.3%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	31,749	15,657	16,093
Persons per Unit	101.76	106.89	98.66
Percentage of Persons	100.0%	49.3%	50.7%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	7,709	63.4%	3,953	70.0%	3,755	57.8%
0.51 to 1.00	3,914	32.2%	1,581	28.0%	2,334	35.9%
1.01 to 1.50	329	2.7%	90	1.6%	237	3.6%
1.51 to 2.00	153	1.3%	22	0.4%	131	2.0%
2.01 or More	48	0.4%	4	0.1%	44	0.7%
Total	12,151	100.0%	5,650	100.0%	6,501	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	175	1.4%
2 Rooms	459	3.6%
3 Rooms	959	7.4%
4 Rooms	2,098	16.2%
5 Rooms	4,016	31.1%
6 Rooms	2,755	21.3%
7 Rooms	1,242	9.6%
8 Rooms	588	4.6%
9 or more Rooms	624	4.8%
Total	12,917	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	10	1.3%
Not Boarded-Up	757	98.7%
Vacant, Usual Home Elsewhere	19	2.5%
All Other Vacant	747	97.4%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	767	100.0%	410	100.0%	124	100.0%	232	100.0%
Less Than 2 Months	149	19.4%	74	18.0%	24	19.4%	51	22.0%
2 to 6 Months	335	43.7%	228	55.6%	48	38.7%	59	25.4%
6 or More Months	282	36.8%	108	26.3%	52	41.9%	122	52.6%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	6,458	100.0%	5,328	100.0%	1,130	100.0%
With Cash Rent	6,317	97.8%	5,233	98.2%	1,084	95.9%
Meals Included in Rent	33	0.5%	28	0.5%	5	0.4%
No Meals Included in Rent	6,284	97.3%	5,205	97.7%	1,079	95.5%
No Cash Rent	141	2.2%	95	1.8%	46	4.1%

Report #91-19
Area Name: Roslindale
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	3,087	100.0%
Less than $15,000	5	0.2%
$ 15,000 to $ 19,999	2	0.1%
$ 20,000 to $ 24,999	0	0.0%
$ 25,000 to $ 29,999	2	0.1%
$ 30,000 to $ 34,999	2	0.1%
$ 35,000 to $ 39,999	5	0.2%
$ 40,000 to $ 44,999	7	0.2%
$ 45,000 to $ 49,999	4	0.1%
$ 50,000 to $ 59,999	13	0.4%
$ 60,000 to $ 74,999	34	1.1%
$ 75,000 to $ 99,999	135	4.4%
$100,000 to $124,999	336	10.9%
$125,000 to $149,999	753	24.4%
$150,000 to $174,999	1,059	34.3%
$175,000 to $199,999	483	15.6%
$200,000 to $249,999	198	6.4%
$250,000 to $299,999	35	1.1%
$300,000 to $399,999	11	0.4%
$400,000 to $499,999	0	0.0%
$500,000 or more	1	0.0%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	6,459	100.0%
With Cash rent	6,317	97.8%
Less than $100	120	1.9%
$ 100 to $ 149	454	7.0%
$ 150 to $ 199	265	4.1%
$ 200 to $ 249	262	4.1%
$ 250 to $ 299	216	3.3%
$ 300 to $ 349	355	5.5%
$ 350 to $ 399	296	4.6%
$ 400 to $ 449	444	6.9%
$ 450 to $ 499	428	6.6%
$ 500 to $ 549	682	10.6%
$ 550 to $ 599	415	6.4%
$ 600 to $ 649	601	9.3%
$ 650 to $ 699	485	7.5%
$ 700 to $ 749	495	7.7%
$ 750 to $ 999	696	10.8%
$1,000 or more	108	1.7%
No Cash Rent	142	2.2%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	3,087	$ 478,844,185	$ 155,116
White	2,948	$ 457,934,029	$ 155,337
Black	62	$ 9,065,000	$ 146,210
American Indian, Eskimo or Aleut	1	$ 162,500	$ 162,500
Asian or Pacific Islander	38	$ 5,677,500	$ 149,408
Other Race	37	$ 5,993,346	$ 161,982
Not of Hispanic Origin	2,988	$ 463,278,298	$ 155,046
Hispanic Origin	99	$ 15,581,633	$ 157,390

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 113,524
Median Value	$ 134,486
Upper Value Quartile	$ 153,225

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	6,317	$ 3,243,417	$ 513
White	5,012	$ 2,593,086	$ 517
Black	743	$ 353,554	$ 476
American Indian, Eskimo or Aleut	14	$ 6,364	$ 455
Asian or Pacific Islander	167	$ 96,367	$ 577
Other Race	380	$ 194,046	$ 511
Not of Hispanic Origin	5,536	$ 2,843,167	$ 514
Hispanic Origin	781	$ 400,250	$ 512

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 406
Median Contract Rent	$ 539
Upper Contract Rent Quartile	$ 659

Report #91-20
Area Name: Roslindale
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	5,650	$ 946,414,155	$ 167,507
Single Unit	3,307	$ 512,721,858	$ 155,041
1, Detached	3,035	$ 470,761,347	$ 155,111
1, Attached	272	$ 41,960,511	$ 154,267
Multi Unit	2,285	$ 423,118,912	$ 185,172
2	1,445	$ 271,476,431	$ 187,873
3 or more	840	$ 151,642,481	$ 180,527
Mobile Home or Trailer	2	$ 160,000	$ 80,000
Other	56	$ 10,413,385	$ 185,953

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	47
Specified Vacant For Rent	409
All Other Vacants	309

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 7,182,500
Average Price Asked	$ 152,819

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 240,591
Average Rent Asked	$ 588

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	12,917	100.0%	767	100.0%	12,151	100.0%	5,650	100.0%	6,501	100.0%
Single Unit	3,899	30.2%	140	18.3%	3,762	31.0%	3,307	58.5%	455	7.0%
1, Detached	3,325	25.7%	84	11.0%	3,243	26.7%	3,035	53.7%	208	3.2%
1, Attached	574	4.4%	56	7.3%	519	4.3%	272	4.8%	247	3.8%
Multi Unit	8,800	68.1%	625	81.5%	8,175	67.3%	2,285	40.4%	5,890	90.6%
2	3,642	28.2%	230	30.0%	3,414	28.1%	1,445	25.6%	1,969	30.3%
3 or 4	2,897	22.4%	251	32.7%	2,645	21.8%	610	10.8%	2,035	31.3%
5 to 9	904	7.0%	61	8.0%	843	6.9%	101	1.8%	742	11.4%
10 to 19	774	6.0%	75	9.8%	698	5.7%	93	1.6%	605	9.3%
20 to 49	198	1.5%	5	0.7%	193	1.6%	26	0.5%	167	2.6%
50 or more	385	3.0%	3	0.4%	382	3.1%	10	0.2%	372	5.7%
Mobile Home or Trailer	3	0.0%	0	0.0%	3	0.0%	2	0.0%	1	0.0%
Other	214	1.7%	2	0.3%	210	1.7%	56	1.0%	154	2.4%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	31,749	2.61	15,657	2.77	16,093	2.48
Single Unit	10,920	2.90	9,617	2.91	1,303	2.86
1, Detached	9,475	2.92	8,863	2.92	612	2.94
1, Attached	1,445	2.78	754	2.77	691	2.80
Multi Unit	20,320	2.49	5,865	2.57	14,455	2.45
2	8,497	2.49	3,745	2.59	4,752	2.41
3 or 4	6,881	2.60	1,626	2.67	5,255	2.58
5 to 9	2,257	2.68	245	2.43	2,012	2.71
10 to 19	1,710	2.45	176	1.89	1,534	2.54
20 to 49	372	1.93	63	2.42	309	1.85
50 or more	603	1.58	10	1.00	593	1.59
Mobile Home or Trailer	13	4.33	7	3.50	6	6.00
Other	498	2.37	167	2.98	331	2.15

MATTAPAN

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

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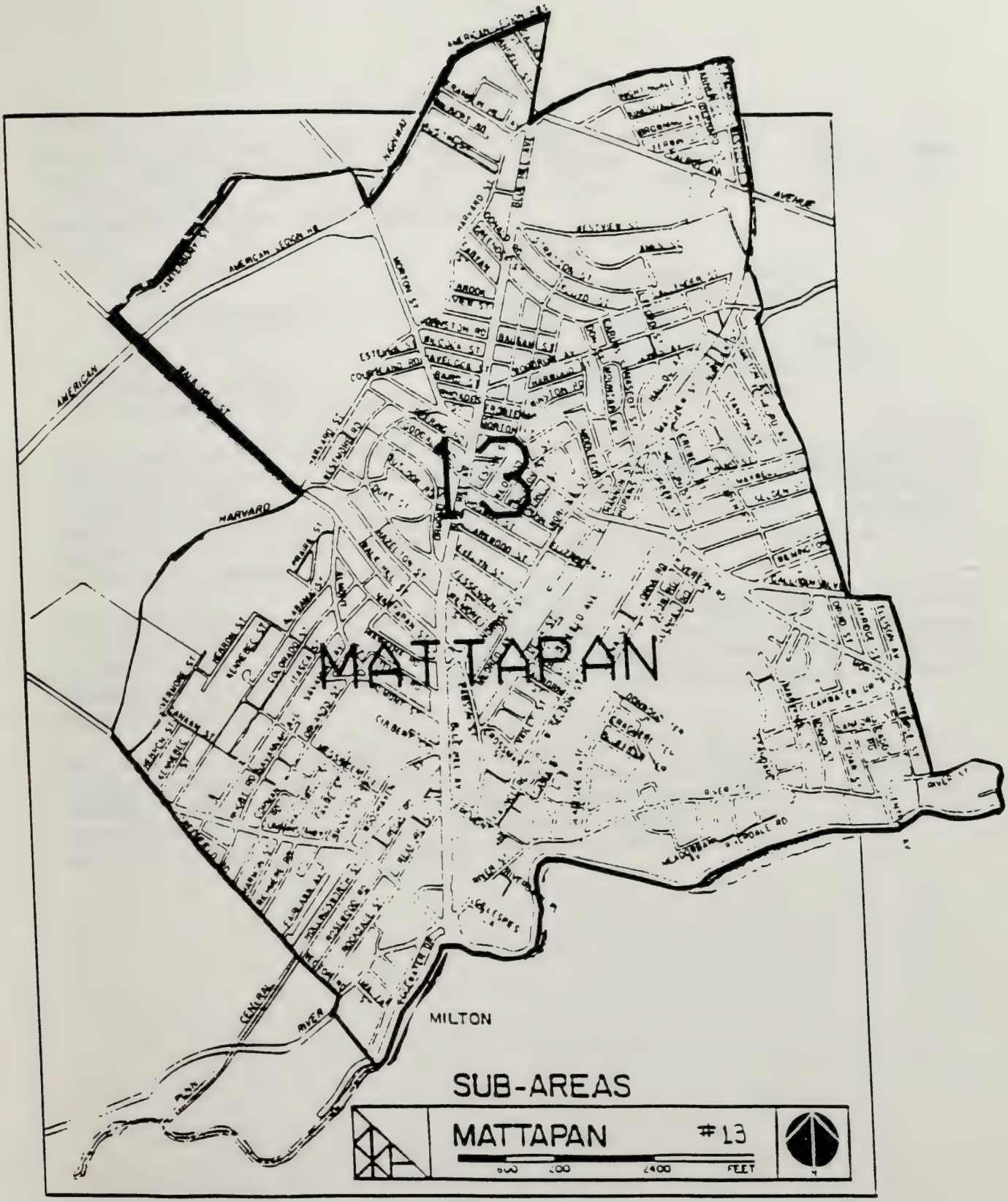
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary


13
MATTAPAN
MILTON
SUB-AREAS
MATTAPAN #13
0 1200 2400 FEET

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (13) MATTAPAN/FRANKLIN PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	35,988	Population Percent of City:	6.3
Total Land Area (in Sq. Mi.):	2.81	Land Area Percent of City:	5.7
Population Density (per SqMi):	12,807	Density Ratio to City Average	1.10

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(13) MATTAPAN/FRANKLIN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio2
Total Population	35,827	100.0%	35,988	100.0%	161	0.4%	1.00
White1	5,695	15.9	3,024	8.4	(2,671)	-46.9	0.13
Black	28,940	80.8	31,331	87.1	2,391	8.3	3.40
Native Americans	134	0.4	157	0.4	23	17.2	1.33
Asian + Pac.Islndrs	95	0.3	272	0.8	177	186.3	0.14
Other Race	963	2.7	1,241	3.4	278	28.9	0.58
Hispanic Origin	1,645	4.6	2,518	7.0	873	53.1	0.65
White	235	0.7	268	0.7	33	14.0	0.19
Black	808	2.3	1,115	3.1	307	38.0	1.77
All other	602	1.7	1,135	3.2	533	88.5	0.61
All Minorities	30,367	84.8	33,232	92.3	2,865	9.4	2.25
White, Non-Hisp.	5,460	15.2	2,756	7.7	(2,704)	-49.5	0.13
Black, Non-Hisp.	28,132	78.5	30,216	84.0	2,084	7.4	3.52

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(13) MATTAPAN/FRANKLIN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	35,827	100.0%	35,988	100.0%	161	0.4%	1.00
0- 4 years	2,938	8.2	3,293	9.2	355	12.1	1.44
5-14	7,097	19.8	5,861	16.3	(1,236)	-17.4	1.65
15-24	7,195	20.1	6,165	17.1	(1,030)	-14.3	0.84
25-34	6,275	17.5	6,541	18.2	266	4.2	0.79
35-44	4,521	12.6	5,542	15.4	1,021	22.6	1.13
45-54	3,142	8.8	3,961	11.0	819	26.1	1.35
55-64	2,348	6.6	2,370	6.6	22	0.9	0.93
65-74	1,389	3.9	1,437	4.0	48	3.5	0.64
75-84	677	1.9	627	1.7	(50)	-7.4	0.46
85 +	245	0.7	228	0.6	(17)	-6.9	0.44

Source: 1990, 1980 US Census STF1 Counts. Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(13) MATTAPAN/FRANKLIN

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	35,827	5,695	28,940	87	1,105	1,645
0- 4 years	2,938	229	2,590	5	114	181
5-17	9,716	864	8,477	17	358	501
18-64	20,862	3,271	16,927	58	606	927
65 +	2,311	1,331	946	7	27	36
1990, Total:	35,988	3,024	31,331	272	1,398	2,518
0- 4 years	3,293	159	2,893	40	201	338
5-17	7,799	365	6,973	84	377	675
18-64	22,641	1,819	19,907	143	772	1,416
65 +	2,292	681	1,558	5	48	89
Abs. Change, 90-'80:	161	(2,671)	2,391	185	293	873
0- 4 years	355	(70)	303	35	87	157
5-17	(1,917)	(499)	(1,504)	67	19	174
18-64	1,779	(1,452)	2,980	85	166	489
65 +	(19)	(650)	612	(2)	21	53
Pct. Change, '90-'80:	0.4%	-46.9%	8.3%	212.6%	26.5%	53.1%
0- 4 years	12.1	-30.6	11.7	700.0	76.3	86.7
5-17	-19.7	-57.8	-17.7	394.1	5.3	34.7
18-64	8.5	-44.4	17.6	146.6	27.4	52.8
65 +	-0.8	-48.8	64.7	-28.6	77.8	147.2

Source: 1990, 1980 US Census STF1 Counts. Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

MATTAPAN/FRANKLIN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	13,064	100.0%	12,237	100.0%	(827)	-6.3%	1.00
Occupied total:	11,546	88.4	11,238	91.8	(308)	-2.7	1.01
Owner occupied	4,053	31.0	4,099	33.5	46	1.1	1.19
Renter occupied	7,493	57.4	7,139	58.3	(354)	-4.7	0.93
Vacant total:	1,518	11.6	999	8.2	(519)	-34.2	0.91
For sale only	85	0.7	89	0.7	4	4.7	0.95
For rent	897	6.9	628	5.1	(269)	-30.0	0.96
All other vacant DUs	536	4.1	283	2.3	(253)	-47.2	0.81

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

MATTAPAN/FRANKLIN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	11,546	100.0%	11,237	100.0%	(309)	-2.7%	1.01
White1	1,950	16.9	1,082	9.6	(868)	-44.5	0.14
Black	9,228	79.9	9,720	86.5	492	5.3	3.98
American Indian, Eskimo, or Aleut	46	0.4	50	0.4	4	8.7	1.54
Asian or Pacific Islander	27	0.2	63	0.6	36	133.3	0.13
Other race	295	2.6	322	2.9	27	9.2	0.70
Hispanic Origin	476	4.1	668	5.9	192	40.3	0.74
White, Hisp. origin	66	0.6	70	0.6	4	6.1	0.20
Black, Hisp. origin	228	2.0	302	2.7	74	32.5	2.02
All others, Hisp. origin	182	1.6	296	2.6	114	62.6	N/A
All minorities	9,662	83.7	10,225	91.0	563	5.8	2.71
White, Non-Hispanic	1,884	16.3	1,012	9.0	(872)	-46.3	0.14
Black, Non-Hispanic	9,000	77.9	9,418	83.8	418	4.6	4.07

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
MATTAPAN/FRANKLIN	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	4,056	4,100	44	1.1%	7,490	7,137	(353)	-4.7%
White1	927	569	(358)	-38.6	1,023	513	(510)	-49.9
Black	3,040	3,444	404	13.3	6,188	6,276	88	1.4
American Indian, Eskimo, or Aleut	18	17	(1)	-5.6	28	33	5	17.9
Asian or Pacific Islander	12	23	11	91.7	15	40	25	166.7
Other race	59	47	(12)	-20.3	236	275	39	16.5
Hispanic Origin	123	131	8	6.5	353	537	184	52.1
White, Hisp. origin	13	25	12	92.3	53	45	(8)	-15.1
Black, Hisp. origin	82	69	(13)	-15.9	146	233	87	59.6
All others, Hisp. origin	28	37	9	32.1	154	259	105	68.2
All minorities	3,142	3,556	414	13.2	6.520	6,669	149	2.3
White, Non-Hispanic	914	544	(370)	-40.5	970	468	(502)	-51.8
Black, Non-Hispanic	2,958	3,375	417	14.1	6,042	6,043	1	0.0

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
MATTAPAN/FRANKLIN	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Occupied housing units:	11,239	4,101	7,138	100.0%	100.0%	100.0%	100.0%	36.5%	63.5
Age of Householder:									
15 to 24 years	597	78	519	5.3	1.9	7.3	100.0	13.1	86.9
25 to 34 years	2,625	454	2,171	23.4	11.1	30.4	100.0	17.3	82.7
35 to 44 years	2,980	1,038	1,942	26.5	25.3	27.2	100.0	34.8	65.2
45 to 54 years	2,405	1,114	1,291	21.4	27.2	18.1	100.0	46.3	53.7
55 to 64 years	1,377	769	608	12.3	18.8	8.5	100.0	55.8	44.2
65 to 74 years	853	437	416	7.6	10.7	5.8	100.0	51.2	48.8
75 years and over	402	211	191	3.6	5.1	2.7	100.0	52.5	47.5

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Mattapan/Franklin
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	35,988
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	35,988	100.0%
Female	19,082	53.0%
Male	16,907	47.0%

P7. Race (Universe: Persons)

	Number	PCT
Total	35,988	100.0%
White	3,014	8.4%
Black	31,324	87.0%
American Indian, Eskimo, or Aleut	156	0.4%
American Indian	154	0.4%
Eskimo	0	0.0%
Aleut	2	0.0%
Asian or Pacific Isl.	266	0.7%
Asian	267	0.7%
Chinese	31	0.1%
Filipino	20	0.1%
Japanese	6	0.0%
Asian Indian	36	0.1%
Korean	3	0.0%
Vietnamese	126	0.0%
Cambodian	17	0.0%
Hmong	0	0.0%
Laotian	0	0.0%
Thai	0	0.0%
Other Asian	28	0.1%
Pacific Islander	0	0.0%
Polynesian	0	0.0%
Hawaiian	0	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	0	0.0%
Guamanian	0	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	1,228	3.4%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	35,988	100.0%	33,474	100.0%	2,515	100.0%
White	3,014	8.4%	2,756	8.2%	258	10.3%
Black	31,324	87.0%	30,216	90.3%	1,108	44.1%
American Indian, Eskimo or Aleut	156	0.4%	119	0.4%	37	1.5%
Asian or Pacific Islander	266	0.7%	234	0.7%	33	1.3%
Other Race	1,228	3.4%	151	0.5%	1,077	42.8%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	35,988	100.0%
Not of Hispanic Origin	33,474	93.0%
Hispanic Origin	2,515	7.0%
Mexican	52	0.1%
Puerto Rican	1,221	3.4%
Cuban	67	0.2%
Other Hispanic	1,176	3.3%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	761	100.0%
Persons in Institutions:	611	80.3%
Correctional Insts.	101	13.3%
Nursing Homes	203	26.7%
Mental (Psychiatric) Hospitals	58	7.6%
Juvenile Institutions	143	18.8%
Other Institutions	106	13.9%
Other Persons In Group Qtrs	150	19.7%
College Dormitories	0	0.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	0	0.0%
Visible in Street Locales	17	2.2%
Other Non-Institutional Group Quarters	133	17.5%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	26.70	28.20	25.00
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	35,988	19,082	16,907
Under 1	542	261	281
1 - 2	1,405	709	696
3 - 4	1,345	667	679
5	626	311	317
6	567	271	297
7 to 9	1,851	898	952
10 - 11	1,181	571	611
12 - 13	1,083	527	555
14	548	288	263
15	595	295	303
16	658	318	340
17	680	325	357
18	607	309	299
19	597	301	296
20	595	311	284
21	560	303	258
22 - 24	1,866	982	884
25 - 29	3,318	1,747	1,573
30 - 34	3,220	1,737	1,484
35 - 39	2,911	1,571	1,343
40 - 44	2,625	1,472	1,156
45 - 49	2,227	1,202	1,025
50 - 54	1,734	930	804
55 - 59	1,251	729	523
60 - 61	479	275	204
62 - 64	638	383	256
65 - 69	879	499	380
70 - 74	558	332	226
75 - 79	376	234	143
80 - 84	249	170	80
85 & over	227	176	52

REPORT #91-14
Area Name: Mattapan/Franklin
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 35,988 All Females: 19,082 All Males: 16,907

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	3,014	1,593	31,324	16,654	156	70	268	131	1,228	636
Under 1	34	23	467	222	6	3	7	1	28	12
1 - 2	71	32	1,226	620	4	1	18	11	86	45
3 - 4	54	18	1,200	599	7	2	15	12	70	36
5	37	18	544	271	4	2	9	5	34	15
6	31	15	492	241	1	0	11	4	33	11
7 to 9	84	35	1,644	791	10	6	24	15	88	51
10 - 11	55	23	1,066	518	9	3	8	4	44	23
12 - 13	42	21	978	488	4	0	10	4	48	14
14	22	9	504	268	4	1	7	3	14	7
15	27	11	538	263	0	0	4	3	29	18
16	42	11	585	294	2	1	6	4	23	8
17	25	7	622	302	2	1	5	3	28	12
18	26	12	553	289	2	1	9	3	18	4
19	34	18	532	267	2	2	3	2	26	12
20	36	21	523	271	6	3	4	1	26	15
21	40	25	495	265	2	1	0	0	24	12
22 - 24	139	70	1,627	861	11	4	7	6	82	41
25 - 29	273	130	2,882	1,526	10	6	19	5	136	80
30 - 34	258	133	2,807	1,519	19	8	26	13	111	64
35 - 39	207	94	2,590	1,421	12	6	28	15	77	35
40 - 44	180	100	2,357	1,326	7	3	20	7	64	36
45 - 49	168	78	1,992	1,085	11	6	11	4	45	29
50 - 54	159	80	1,536	828	5	3	5	2	29	17
55 - 59	133	70	1,086	640	2	1	4	2	27	16
60 - 61	68	43	402	231	1	0	3	0	5	1
62 - 64	98	62	525	311	3	2	4	3	9	5
65 - 69	170	96	687	393	7	2	2	1	13	7
70 - 74	135	84	399	232	3	2	3	1	18	13
75 - 79	131	74	241	158	0	0	0	0	5	2
80 - 84	112	78	137	91	0	0	0	0	1	1
85 & over	133	109	94	67	1	0	0	0	0	0
Under 65										
0-4	159	73	2,893	1,441	17	6	40	24	184	93
5-17	365	150	6,973	3,436	36	14	84	45	341	159
5-11	207	91	3,746	1,821	24	11	52	28	199	100
12-14	64	30	1,482	756	8	1	17	7	62	21
15-17	94	29	1,745	859	4	2	15	10	80	38
18-64	1,819	936	19,907	10,840	93	46	143	63	679	367
18-44	1,193	603	14,366	7,745	71	34	116	52	564	299
45-64	626	333	5,541	3,095	22	12	27	11	115	68
Other Age Groups										
16+	2,567	1,395	22,672	12,377	108	52	159	72	767	410
18+	2,500	1,377	21,465	11,781	104	50	148	65	716	390
62+	779	503	2,083	1,252	14	6	9	5	46	28
65+	681	441	1,558	941	11	4	5	2	37	23

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	2,515	1,310
Under 1	59	30
1 - 2	142	67
3 - 4	137	61
5	64	32
6	54	18
7 to 9	173	92
10 - 11	94	44
12 - 13	94	36
14	35	22
15	59	23
16	53	24
17	49	21
18	44	18
19	53	31
20	50	26
21	46	20
22 - 24	159	79
25 - 29	257	150
30 - 34	234	136
35 - 39	162	85
40 - 44	125	74
45 - 49	100	51
50 - 54	83	47
55 - 59	55	34
60 - 61	24	15
62 - 64	24	18
65 - 69	32	18
70 - 74	32	23
75 - 79	13	9
80 - 84	8	6
85 & over	4	3
Under 65		
0-4	338	158
5-17	675	312
5-11	385	186
12-14	129	58
15-17	161	68
18-64	1,416	784
18-44	1,130	619
45-64	286	165
Other Age Groups		
16+	1,607	888
18+	1,505	843
62+	113	77
65+	89	59

Report #91-15
Area Name: Mattapan/Franklin
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	35,988
Persons in Households	35,227
Total Households	11,240
Persons Per Household	3.13
Persons In Families	30,521
Total Families	8,648
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	26,846	100.0%	14,587	100.0%	12,259	100.0%
Never Married	12,371	46.1%	6,307	43.2%	6,064	49.5%
Now Married, Except Separated	9,286	34.6%	4,641	31.8%	4,645	37.9%
Separated	1,651	6.1%	1,083	7.4%	568	4.6%
Widowed	1,455	5.4%	1,185	8.1%	270	2.2%
Divorced	2,083	7.8%	1,371	9.4%	712	5.8%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	35,988	100.0%
In Households	35,227	97.9%
In Family Households	31,930	88.7%
Householder	8,648	24.0%
Spouse	3,977	11.1%
Child	13,924	38.7%
Natural-Born/Adopted	13,565	37.7%
Step	359	1.0%
Grandchild	1,277	3.5%
Other Relatives	2,698	7.5%
Non-Relatives	1,409	3.9%
In NonFamily Households	3,297	9.2%
Householder Liv. Alone	2,079	5.8%
Householder Not Alone	512	1.4%
Non-Relatives	706	2.0%
In Group Quarters	761	2.1%
Institutionalized	611	1.7%
Others in Group Quarters	150	0.4%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	11,081	100.0%
In Households	10,935	98.7%
Householder or Spouse	27	0.2%
Own Child	9,147	82.5%
In Married Couple Family	4,146	37.4%
In Other Family	5,001	45.1%
Male Householder, No Wife Present	482	4.3%
Female Householder, No Husband Present	4,519	40.8%
Other Relatives	1,528	13.8%
Non-Relatives	228	2.1%
In Group Quarters	146	1.3%
Institutionalized	137	1.2%
Other persons in Group Quarters	9	0.1%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	2,289	100.0%
In Households	2,018	88.2%
In Family Households	1,495	65.3%
Householder	771	33.7%
Spouse	348	15.2%
Other Relative	334	14.6%
Non-Relative	42	1.8%
In NonFamily Households	524	22.9%
Male Householder	151	6.6%
Living Alone	130	5.7%
Not Living Alone	21	0.9%
Female Householder	334	14.6%
Living Alone	309	13.5%
Not Living Alone	25	1.1%
Non-Relatives	39	1.7%
In Group Quarters	271	11.8%
Institutionalized	253	11.1%
Others in Group Quarters	18	0.8%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	11,081*	10,932*	9,150	1,526	229	146	137	9
Under 3 years	1,947	1,941	1,510	396	35	4	2	2
3 to 4 years	1,345	1,343	1,072	243	28	0	0	0
5 years	626	625	523	90	12	1	0	1
6 to 11 years	3,599	3,592	3,058	451	83	5	0	5
12 to 13 years	1,083	1,084	975	89	20	0	0	0
14 years	548	538	471	58	9	11	11	0
15 to 17 years	1,933*	1,809*	1,541	199	42	125	124	1
% Under 3 years	17.6%	17.8%	16.5%	26.0%	15.3%	2.7%	1.5%	22.2%
% 3 and 4 years	12.1%	12.3%	11.7%	15.9%	12.2%	0.0%	0.0%	0.0%
% 5 years	5.6%	5.7%	5.7%	5.9%	5.2%	0.7%	0.0%	11.1%
% 6 to 11 years	32.5%	32.9%	33.4%	29.6%	36.2%	3.4%	0.0%	55.6%
% 12 to 13 years	9.8%	9.9%	10.7%	5.8%	8.7%	0.0%	0.0%	0.0%
% 14 years	4.9%	4.9%	5.1%	3.8%	3.9%	7.5%	8.0%	0.0%
% 15 to 17 years	17.4%*	16.5%*	16.8%	13.0%	18.3%	85.6%	90.5%	11.1%

*Includes 27 Householders and Spouses under 18 not shown separately.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-16
Area Name: Mattapan/Franklin
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P16.Household Size and Type (Universe: Households)	Households
1 Person	2,080
Male Householder	941
Female Householder	1,139
2 or More Persons	9,160
Family Households	8,647
Married Couple Family	3,976
With related children	2,317
No related children	1,659
Other Family	4,671
Male Householder,No Wife Pres.	797
With related children	370
No related children	427
Female Householder, No Husband present	3,874
With related children	2,816
No related children	1,058
Non-Family Households	513
Male Householder	278
Female Householder	235

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

Households With:	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
1 or more Persons 60 Years & over	2,398	21.3%	611	1,700	87
No Persons 60 Years and over	8,843	78.7%	1,469	6,948	426
1 or more Persons 65 Years & over	1,629	14.5%	438	1,133	58
No Persons 65 Years and over	9,611	85.5%	1,641	7,514	456

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Pct	NonFamily Total	Pct
1 Person	2,079	18.5%	18.5%	N/A	N/A	2,079	80.2%
2 Persons	2,699	24.0%	42.5%	2,312	26.7%	387	14.9%
3 Persons	2,309	20.5%	63.1%	2,229	25.8%	80	3.1%
4 Persons	1,935	17.2%	80.3%	1,904	22.0%	31	1.2%
5 Persons	1,099	9.8%	90.0%	1,091	12.6%	8	0.3%
6 Persons	579	5.2%	95.2%	576	6.7%	3	0.1%
7 or more Persons	538	4.8%	100.0%	535	6.2%	3	0.1%
Total Households	11,240	100.0%	----	8,647	100.0%	2,591	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	8,647	100.0%	685	100.0%	7,592	100.0%	40	100.0%	60	100.0%	275	100.0%	560	100.0%
Married Couple Fam	3,976	46.0%	390	56.9%	3,442	45.3%	19	47.5%	33	55.0%	92	33.5%	199	35.5%
With Rela. Child	2,317	26.8%	148	21.6%	2,059	27.1%	15	37.5%	24	40.0%	71	25.8%	148	26.4%
No Related Child	1,659	19.2%	242	35.3%	1,383	18.2%	4	10.0%	9	15.0%	21	7.6%	51	9.1%
Other Family	4,671	54.0%	295	43.1%	4,150	54.7%	21	52.5%	27	45.0%	183	66.5%	361	64.5%
Male Householder														
No Wife present	797	9.2%	60	8.8%	712	9.4%	7	17.5%	6	10.0%	15	5.5%	41	7.3%
With Rela. Child	370	4.3%	11	1.6%	348	4.6%	5	12.5%	1	1.7%	6	2.2%	25	4.5%
No related Child	427	4.9%	49	7.2%	364	4.8%	2	5.0%	5	8.3%	9	3.3%	16	2.9%
Female Householder														
No Husb present	3,874	44.8%	235	34.3%	3,438	45.3%	14	35.0%	21	35.0%	168	61.1%	320	57.1%
With Rela. Child	2,816	32.6%	129	18.8%	2,515	33.1%	11	27.5%	17	28.3%	145	52.7%	263	47.0%
No Related Child	1,058	12.2%	106	15.5%	923	12.2%	3	7.5%	4	6.7%	23	8.4%	57	10.2%
NonFamily Households	2,593	100.0%	397	100.0%	2,131	100.0%	11	100.0%	4	100.0%	47	100.0%	111	100.0%
H.H. Living Alone	2,080	80.2%	344	86.6%	1,684	79.0%	9	81.8%	3	75.0%	38	80.9%	91	82.0%
H.H. Not Liv. Alone	513	19.8%	53	13.4%	447	21.0%	2	18.2%	1	25.0%	9	19.1%	20	18.0%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	8,647	100.0%	5,547	100.0%	3,100	100.0%
Married-Couple Family	3,976	46.0%	2,334	42.1%	1,642	53.0%
Other Family	4,671	54.0%	3,213	57.9%	1,458	47.0%
Male Householder, No Wife Present	797	9.2%	386	7.0%	411	13.3%
Female Householder, No Husband Present	3,874	44.8%	2,827	51.0%	1,047	33.8%
NonFamily Households	2,593	100.0%	36	100.0%	2,556	100.0%
Male Householder	1,219	47.0%	15	41.7%	1,203	47.1%
Female Householder	1,374	53.0%	21	58.3%	1,353	52.9%

P26. Household Type (Universe: Households)	
All Households	11,239
Households with 1 or More Non-Relatives	1,608
Households with No Non-Relatives	9,631

Report #91-17
Area Name: Mattapan/Franklin
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	12,238
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	12,238

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	12,238	100.0%
Occupied	11,240	91.8%
Owner Occupied	4,099	33.5%
Renter Occupied	7,139	58.3%
Vacant	999	8.2%
For Rent	628	5.1%
For Sale Only	89	0.7%
Rented or Sold, Not Occupied	165	1.3%
For Seasonal, Recreational Or Occasional Use	1	0.0%
For Migrant Workers	3	0.0%
Other Vacant	114	0.9%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	60,814	4.97
Occupied	56,141	4.99
Owner Occupied	25,273	6.17
Renter Occupied	30,868	4.32
Vacant	4,673	4.68
For Rent	2,758	4.39
For Sale Only	425	4.78
Rented or Sold/Not Occupied	836	5.07
For Seasonal, Recreational Or Occasional Use	2	2.00
For Migrant Workers	18	6.00
Other Vacant	636	5.58

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	11,239	100.0%	4,100	100.0%	7,137	100.0%
White	1,081	9.6%	569	13.9%	513	7.2%
Black	9,723	86.5%	3,444	84.0%	6,276	87.9%
American Indian Eskimo or Aleut	51	0.5%	17	0.4%	33	0.5%
Asian or Pacific Islander	63	0.6%	23	0.6%	40	0.6%
Other Race	321	2.9%	47	1.1%	275	3.9%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
					Owner Occupied		Renter Occupied	
	Occupied Units	Pct	Occupied Units	Pct	Units	Pct	Units	Pct
All Races	10,571	100.0%	669	100.0%	131	100.0%	537	100.0%
White	1,010	9.6%	70	10.5%	25	19.1%	45	8.4%
Black	9,420	89.1%	302	45.1%	69	52.7%	233	43.4%
Amer.Indian/ Esk./Aleut	44	0.4%	7	1.0%	0	0.0%	7	1.3%
Asian/Pacific Islander	57	0.5%	8	1.2%	4	3.1%	4	0.7%
Other Race	40	0.4%	282	42.2%	33	25.2%	248	46.2%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	11,240	100.0%	4,101	100.0%	7,138	100.0%
15 to 24 Years	597	5.3%	78	1.9%	519	7.3%
25 to 34 Years	2,625	23.4%	454	11.1%	2,171	30.4%
35 to 44 Years	2,980	26.5%	1,038	25.3%	1,942	27.2%
45 to 54 Years	2,405	21.4%	1,114	27.2%	1,291	18.1%
55 to 64 Years	1,377	12.3%	769	18.8%	608	8.5%
65 to 74 Years	853	7.6%	437	10.7%	416	5.8%
75 Years & over	402	3.6%	211	5.1%	191	2.7%

Report #91-18
Area Name: Mattapan/Franklin
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	11,240	100.0%	4,099	100.0%	7,139	100.0%
1 Person	2,079	18.5%	589	14.4%	1,490	20.9%
2 Persons	2,699	24.0%	906	22.1%	1,793	25.1%
3 Persons	2,311	20.6%	817	19.9%	1,495	20.9%
4 Persons	1,935	17.2%	768	18.7%	1,167	16.3%
5 Persons	1,099	9.8%	449	11.0%	650	9.1%
6 Persons	579	5.2%	276	6.7%	301	4.2%
7 or more Persons	538	4.8%	295	7.2%	243	3.4%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	35,229	14,081	21,146
Persons per Unit	122.32	131.04	116.10
Percentage of Persons	100.0%	40.0%	60.0%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	5,101	45.4%	2,141	52.2%	2,961	41.5%
0.51 to 1.00	4,737	42.1%	1,623	39.6%	3,115	43.6%
1.01 to 1.50	931	8.3%	233	5.7%	698	9.8%
1.51 to 2.00	344	3.1%	90	2.2%	255	3.6%
2.01 or More	125	1.1%	16	0.4%	109	1.5%
Total	11,240	100.0%	4,099	100.0%	7,139	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	199	1.6%
2 Rooms	855	7.0%
3 Rooms	1,487	12.2%
4 Rooms	2,167	17.7%
5 Rooms	3,282	26.8%
6 Rooms	2,343	19.1%
7 Rooms	942	7.7%
8 Rooms	453	3.7%
9 or more Rooms	509	4.2%
Total	12,238	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	67	6.7%
Not Boarded-Up	933	93.4%
Vacant, Usual Home Elsewhere	4	0.4%
All Other Vacant	995	99.6%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	999	100.0%	628	100.0%	89	100.0%	284	100.0%
Less Than 2 Months	221	22.1%	156	24.8%	8	9.0%	57	20.1%
2 to 6 Months	420	42.0%	265	42.2%	64	71.9%	91	32.0%
6 or More Months	360	36.0%	207	33.0%	17	19.1%	136	47.9%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	7,117	100.0%	6,511	100.0%	606	100.0%
With Cash Rent	7,037	98.9%	6,446	99.0%	591	97.5%
Meals Included in Rent	26	0.4%	26	0.4%	0	0.0%
No Meals Included in Rent	7,011	98.5%	6,420	98.6%	591	97.5%
No Cash Rent	80	1.1%	65	1.0%	15	2.5%

Report #91-19
Area Name: Mattapan/Franklin
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	1,811	100.0%
Less than $15,000	3	0.2%
$ 15,000 to $ 19,999	3	0.2%
$ 20,000 to $ 24,999	3	0.2%
$ 25,000 to $ 29,999	1	0.1%
$ 30,000 to $ 34,999	4	0.2%
$ 35,000 to $ 39,999	0	0.0%
$ 40,000 to $ 44,999	9	0.5%
$ 45,000 to $ 49,999	5	0.3%
$ 50,000 to $ 59,999	8	0.4%
$ 60,000 to $ 74,999	48	2.7%
$ 75,000 to $ 99,999	153	8.4%
$100,000 to $124,999	306	16.9%
$125,000 to $149,999	488	26.9%
$150,000 to $174,999	436	24.1%
$175,000 to $199,999	208	11.5%
$200,000 to $249,999	76	4.2%
$250,000 to $299,999	44	2.4%
$300,000 to $399,999	12	0.7%
$400,000 to $499,999	5	0.3%
$500,000 or more	0	0.0%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	7,115	100.0%
With Cash rent	7,036	98.9%
Less than $100	341	4.8%
$ 100 to $ 149	509	7.2%
$ 150 to $ 199	303	4.3%
$ 200 to $ 249	219	3.1%
$ 250 to $ 299	214	3.0%
$ 300 to $ 349	325	4.6%
$ 350 to $ 399	284	4.0%
$ 400 to $ 449	490	6.9%
$ 450 to $ 499	352	4.9%
$ 500 to $ 549	712	10.0%
$ 550 to $ 599	559	7.9%
$ 600 to $ 649	741	10.4%
$ 650 to $ 699	574	8.1%
$ 700 to $ 749	604	8.5%
$ 750 to $ 999	759	10.7%
$1,000 or more	53	0.7%
No Cash Rent	79	1.1%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	1,811	$ 264,924,584	$ 146,286
White	313	$ 44,311,294	$ 141,570
Black	1,464	$ 215,506,386	$ 147,204
American Indian, Eskimo or Aleut	7	$ 987,500	$ 141,071
Asian or Pacific Islander	9	$ 1,452,727	$ 161,414
Other Race	17	$ 2,666,677	$ 156,863
Not of Hispanic Origin	1,768	$ 258,292,842	$ 146,093
Hispanic Origin	43	$ 6,631,742	$ 154,227

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 105,783
Median Value	$ 128,815
Upper Value Quartile	$ 150,297

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	7,036	$ 3,533,693	$ 502
White	486	$ 200,189	$ 412
Black	6,209	$ 3,201,271	$ 516
American Indian, Eskimo or Aleut	33	$ 15,281	$ 463
Asian or Pacific Islander	36	$ 17,480	$ 486
Other Race	271	$ 99,472	$ 367
Not of Hispanic Origin	6,507	$ 3,331,070	$ 512
Hispanic Origin	529	$ 202,623	$ 383

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 367
Median Contract Rent	$ 490
Upper Contract Rent Quartile	$ 616

Report #91-20
Area Name: Mattapan/Franklin
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	4,099	$ 653,761,119	$ 159,493
Single Unit	1,966	$ 287,275,846	$ 146,122
1, Detached	1,783	$ 261,281,864	$ 146,541
1, Attached	183	$ 25,993,982	$ 142,044
Multi Unit	2,087	$ 359,647,619	$ 172,328
2	1,254	$ 209,648,739	$ 167,184
3 or more	833	$ 149,998,880	$ 180,071
Mobile Home or Trailer	2	$ 225,000	$ 112,500
Other	44	$ 6,612,654	$ 150,288

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	16
Specified Vacant For Rent	626
All Other Vacants	360

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 2,338,131
Average Price Asked	$ 146,133

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 326,498
Average Rent Asked	$ 522

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	12,238	100.0%	999	100.0%	11,240	100.0%	4,099	100.0%	7,139	100.0%
Single Unit	2,700	22.1%	98	9.8%	2,603	23.2%	1,966	48.0%	637	8.9%
1, Detached	2,074	16.9%	65	6.5%	2,010	17.9%	1,783	43.5%	227	3.2%
1, Attached	626	5.1%	33	3.3%	593	5.3%	183	4.5%	410	5.7%
Multi Unit	9,418	77.0%	898	89.9%	8,519	75.8%	2,087	50.9%	6,432	90.1%
2	2,831	23.1%	163	16.3%	2,668	23.7%	1,254	30.6%	1,414	19.8%
3 or 4	3,567	29.1%	361	36.1%	3,206	28.5%	738	18.0%	2,468	34.6%
5 to 9	953	7.8%	141	14.1%	812	7.2%	25	0.6%	787	11.0%
10 to 19	1,055	8.6%	128	12.8%	926	8.2%	17	0.4%	909	12.7%
20 to 49	766	6.3%	59	5.9%	707	6.3%	32	0.8%	675	9.5%
50 or more	246	2.0%	46	4.6%	200	1.8%	21	0.5%	179	2.5%
Mobile Home or Trailer	2	0.0%	0	0.0%	2	0.0%	2	0.0%	0	0.0%
Other	120	1.0%	6	0.6%	114	1.0%	44	1.1%	70	1.0%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	35,229	3.13	14,081	3.44	21,146	2.96
Single Unit	9,294	3.57	7,087	3.60	2,207	3.46
1, Detached	7,182	3.57	6,389	3.58	793	3.49
1, Attached	2,112	3.56	698	3.81	1,414	3.45
Multi Unit	25,533	3.00	6,805	3.26	18,728	2.91
2	8,316	3.12	4,173	3.33	4,143	2.93
3 or 4	10,443	3.26	2,410	3.27	8,033	3.25
5 to 9	2,442	3.01	85	3.40	2,357	2.99
10 to 19	2,409	2.60	36	2.12	2,373	2.61
20 to 49	1,512	2.14	62	1.94	1,450	2.15
50 or more	411	2.06	39	1.86	372	2.08
Mobile Home or Trailer	11	5.50	11	5.50	0	*,***.**
Other	391	3.43	179	4.07	212	3.03

HYDE PARK

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

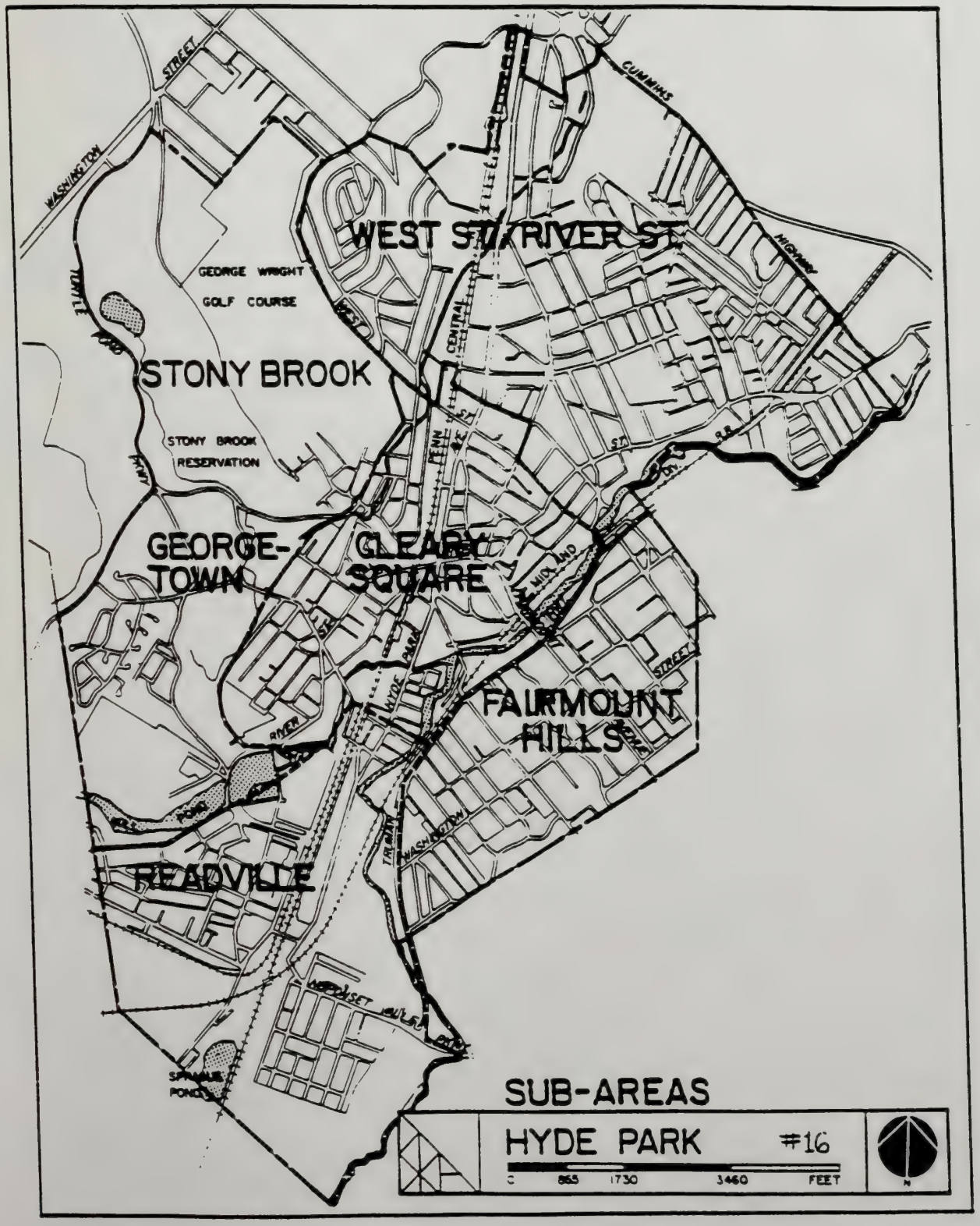
City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
Francis X. O'Brien, Co-Vice Chairman
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary


WEST ST/RIVER ST
GEORGE WRIGHT
GOLF COURSE
STONY BROOK
STONY BROOK
RESERVATION
GEORGE-
TOWN
CLEARY
SQUARE
FAIRMOUNT
HILLS
READVILLE
WASHINGTON
STREET
CUMMINS
HIGHWAY
TURTLE
POND
WOODSET
POND
SPRAGUE
POND
SUB-AREAS
HYDE PARK
#16
0
865
1730
3460
FEET
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STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	**Housing**
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (16) HYDE PARK PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	30,135	Population Percent of City:	5.2
Total Land Area (in Sq. Mi.):	6.25	Land Area Percent of City:	12.7
Population Density (per SqMi):	4,822	Density Ratio to City Average	0.41

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(16) HYDE PARK	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio2
Total Population	30,223	100.0%	30,135	100.0%	(88)	-0.3%	1.00
White1	25,861	85.6	22,280	73.9	(3,581)	-13.8	1.18
Black	3,864	12.8	6,904	22.9	3,040	78.7	0.90
Native Americans	32	0.1	71	0.2	39	121.9	0.72
Asian + Pac.Islndrs	167	0.6	324	1.1	157	94.0	0.20
Other Race	299	1.0	557	1.8	258	86.3	0.31
Hispanic Origin	504	1.7	1,315	4.4	811	160.9	0.40
White	277	0.9	579	1.9	302	109.0	0.50
Black	92	0.3	225	0.7	133	144.6	0.43
All other	135	0.4	511	1.7	376	278.5	0.33
All Minorities	4,639	15.3	8,434	28.0	3,795	81.8	0.68
White, Non-Hisp.	25,584	84.7	21,701	72.0	(3,883)	-15.2	1.22
Black, Non-Hisp.	3,772	12.5	6,679	22.2	2,907	77.1	0.93

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(16) HYDE PARK	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	30,223	100.0%	30,135	100.0%	(88)	-0.3%	1.00
0- 4 years	1,834	6.1	2,248	7.5	414	22.6	1.17
5-14	3,878	12.8	3,444	11.4	(434)	-11.2	1.16
15-24	5,705	18.9	4,057	13.5	(1,648)	-28.9	0.66
25-34	4,845	16.0	5,797	19.2	952	19.6	0.83
35-44	2,849	9.4	4,364	14.5	1,515	53.2	1.06
45-54	3,164	10.5	2,720	9.0	(444)	-14.0	1.10
55-64	3,743	12.4	2,769	9.2	(974)	-26.0	1.30
65-74	2,522	8.3	2,745	9.1	223	8.8	1.46
75-84	1,245	4.1	1,475	4.9	230	18.5	1.28
85 +	438	1.4	517	1.7	79	18.0	1.20

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(16) HYDE PARK

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	30,223	25,861	3,856	146	360	504
0- 4 years	1,834	1,364	416	22	32	62
5-17	5,439	4,206	1,116	23	94	126
18-64	18,745	16,227	2,204	95	219	300
65 +	4,205	4,064	120	6	15	16
1990, Total:	30,135	22,280	6,904	324	628	1,315
0- 4 years	2,248	1,491	651	26	80	163
5-17	4,432	2,591	1,603	75	163	309
18-64	18,719	13,775	4,363	207	374	792
65 +	4,737	4,423	287	16	11	51
Abs. Change,'90-'80:	(88)	(3,581)	3,048	178	268	811
0- 4 years	414	127	235	4	48	101
5-17	(1,007)	(1,615)	487	52	69	183
18-64	(26)	(2,452)	2,159	112	155	492
65 +	532	359	167	10	(4)	35
Pct. Change,'90-'80:	-0.3%	-13.8%	79.0%	121.9%	74.4%	160.9%
0- 4 years	22.6	9.3	56.5	18.2	150.0	162.9
5-17	-18.5	-38.4	43.6	226.1	73.4	145.2
18-64	-0.1	-15.1	98.0	117.9	70.8	164.0
65 +	12.7	8.8	139.2	166.7	-26.7	218.8

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

HYDE PARK	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	11,030	100.0%	11,777	100.0%	747	6.8%	1.00
Occupied total:	10,650	96.6	11,245	95.5	595	5.6	1.05
Owner occupied	6,187	56.1	6,426	54.6	239	3.9	1.94
Renter occupied	4,463	40.5	4,819	40.9	356	8.0	0.65
Vacant total:	380	3.4	532	4.5	152	40.0	0.51
For sale only	26	0.2	110	0.9	84	323.1	1.22
For rent	186	1.7	255	2.2	69	37.1	0.41
All other vacant DUs	168	1.5	167	1.4	(1)	-0.6	0.50

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

HYDE PARK	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	10,650	100.0%	11,245	100.0%	595	5.6%	1.05
White1	9,391	88.2	8,929	79.4	(462)	-4.9	1.20
Black	1,116	10.5	2,053	18.3	937	84.0	0.87
American Indian, Eskimo, or Aleut	9	0.1	26	0.2	17	188.9	0.82
Asian or Pacific Islander	49	0.5	96	0.9	47	95.9	0.21
Other race	85	0.8	141	1.3	56	65.9	0.32
Hispanic Origin	141	1.3	382	3.4	241	170.9	0.42
White, Hisp. origin	78	0.7	171	1.5	93	119.2	0.50
Black, Hisp. origin	23	0.2	74	0.7	51	221.7	0.49
All others, Hisp. origin	40	0.4	137	1.2	97	242.5	N/A
All minorities	1,337	12.6	2,487	22.1	1,150	86.0	0.66
White, Non-Hispanic	9,313	87.4	8,758	77.9	(555)	-6.0	1.17
Black, Non-Hispanic	1,093	10.3	1,979	17.6	886	81.1	0.85

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

HYDE PARK	OWNER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent	RENTER-OCCUPIED 1980 Number	1990 Number	1990-1980 Change Number	Percent
Occupied housing units	6,192	6,426	234	3.8%	4,458	4,819	361	8.1%
White1	5,422	5,118	(304)	-5.6	3,969	3,811	(158)	-4.0
Black	694	1,181	487	70.2	422	872	450	106.6
American Indian, Eskimo, or Aleut	7	11	4	57.1	2	15	13	650.0
Asian or Pacific Islander	21	58	37	176.2	28	38	10	35.7
Other race	48	58	10	20.8	37	83	46	124.3
Hispanic Origin	77	166	89	115.6	64	216	152	237.5
White, Hisp. origin	50	73	23	46.0	28	98	70	250.0
Black, Hisp. origin	15	37	22	146.7	8	37	29	362.5
All others, Hisp. origin	12	56	44	366.7	28	81	53	189.3
All minorities	820	1,381	561	68.4	517	1,106	589	113.9
White, Non-Hispanic	5,372	5,045	(327)	-6.1	3,941	3,713	(228)	-5.8
Black, Non-Hispanic	679	1,144	465	68.5	414	835	421	101.7

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

HYDE PARK	Occupied Housing Units Total	Owner	Renter	Column Distribution Total	Owner	Renter	Row Distribution Total	Owner	Renter
Occupied housing units:	11,245	6,426	4,819	100.0%	100.0%	100.0%	100.0%	57.1%	42.9
Age of Householder:									
15 to 24 years	403	53	350	3.6	0.8	7.3	100.0	13.2	86.8
25 to 34 years	2,351	887	1,464	20.9	13.8	30.4	100.0	37.7	62.3
35 to 44 years	2,321	1,413	908	20.6	22.0	18.8	100.0	60.9	39.1
45 to 54 years	1,556	1,049	507	13.8	16.3	10.5	100.0	67.4	32.6
55 to 64 years	1,603	1,131	472	14.3	17.6	9.8	100.0	70.6	29.4
65 to 74 years	1,791	1,198	593	15.9	18.6	12.3	100.0	66.9	33.1
75 years and over	1,220	695	525	10.8	10.8	10.9	100.0	57.0	43.0

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Hyde Park
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1. Persons/Area/Density

Total Persons	30,135
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	30,135	100.0%
Female	15,952	52.9%
Male	14,183	47.1%

P7. Race (Universe: Persons)

	Number	PCT
Total	30,135	100.0%
White	22,279	73.9%
Black	6,904	22.9%
American Indian, Eskimo, or Aleut	71	0.2%
American Indian	66	0.2%
Eskimo	2	0.0%
Aleut	3	0.0%
Asian or Pacific Isl.	324	1.1%
Asian	314	1.0%
Chinese	89	0.3%
Filipino	35	0.1%
Japanese	10	0.0%
Asian Indian	54	0.2%
Korean	8	0.0%
Vietnamese	56	0.1%
Cambodian	36	0.1%
Hmong	0	0.0%
Laotian	5	0.0%
Thai	1	0.0%
Other Asian	20	0.1%
Pacific Islander	10	0.0%
Polynesian	3	0.0%
Hawaiian	3	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	7	0.0%
Guamanian	7	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	557	1.8%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons Number	Total Persons PCT	Not Of Hispanic Origin Number	Not Of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	30,135	100.0%	28,820	100.0%	1,315	100.0%
White	22,279	73.9%	21,701	75.3%	578	44.0%
Black	6,904	22.9%	6,679	23.2%	225	17.1%
American Indian, Eskimo or Aleut	71	0.2%	70	0.2%	1	0.1%
Asian or Pacific Islander	324	1.1%	314	1.1%	10	0.8%
Other Race	557	1.8%	56	0.2%	501	38.1%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	30,135	100.0%
Not of Hispanic Origin	28,820	95.6%
Hispanic Origin	1,315	4.4%
Mexican	49	0.2%
Puerto Rican	419	1.4%
Cuban	134	0.4%
Other Hispanic	713	2.4%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	440	100.0%
Persons in Institutions:	325	73.9%
Correctional Insts.	0	0.0%
Nursing Homes	325	73.9%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	115	26.1%
College Dormitories	77	17.5%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	0	0.0%
Visible in Street Locales	1	0.2%
Other Non-Institutional Group Quarters	37	8.4%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	31.00	32.50	29.40
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	30,135	15,952	14,183
Under 1	398	218	180
1 - 2	950	461	489
3 - 4	900	475	425
5	360	177	183
6	359	163	196
7 to 9	1,085	499	586
10 - 11	670	335	335
12 - 13	646	328	318
14	324	157	167
15	336	167	169
16	314	137	177
17	338	160	178
18	324	177	147
19	414	194	220
20	429	230	199
21	472	210	262
22 - 24	1,430	734	696
25 - 29	2,867	1,433	1,434
30 - 34	2,930	1,522	1,408
35 - 39	2,470	1,263	1,206
40 - 44	1,895	980	915
45 - 49	1,425	727	698
50 - 54	1,295	686	609
55 - 59	1,299	721	578
60 - 61	556	327	230
62 - 64	913	531	382
65 - 69	1,519	857	662
70 - 74	1,226	729	497
75 - 79	887	551	336
80 - 84	588	403	185
85 & over	517	400	117

REPORT #91-14
Area Name: Hyde Park
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 30,135 All Females: 15,952 All Males: 14,183

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	22,279	11,766	6,904	3,680	71	33	324	171	557	302
Under 1	272	146	100	54	1	1	6	4	19	13
1 - 2	659	313	251	125	1	0	7	3	32	20
3 - 4	560	299	300	163	1	1	13	6	26	6
5	233	112	112	57	0	0	7	2	8	6
6	223	99	117	54	2	2	5	4	12	4
7 to 9	662	303	361	165	2	2	28	14	32	15
10 - 11	383	165	247	146	2	2	8	3	30	19
12 - 13	351	192	259	121	0	0	11	5	25	10
14	169	87	139	63	1	0	4	1	11	6
15	198	95	121	68	1	1	5	0	11	3
16	174	79	127	54	3	1	4	2	6	1
17	198	86	120	62	2	0	3	1	15	11
18	203	106	107	65	3	1	2	0	9	5
19	264	129	137	59	0	0	4	2	9	4
20	308	152	109	69	2	2	1	1	9	6
21	348	144	102	56	1	0	8	2	13	8
22 - 24	1,051	523	336	189	5	2	12	8	26	12
25 - 29	2,230	1,088	539	286	6	0	38	22	54	37
30 - 34	2,218	1,127	605	346	7	1	37	20	63	28
35 - 39	1,667	815	708	388	6	4	32	20	56	36
40 - 44	1,243	632	594	316	7	3	27	16	24	13
45 - 49	958	486	426	222	5	2	11	5	25	12
50 - 54	913	494	348	175	3	0	12	6	19	11
55 - 59	1,088	606	187	100	3	3	14	9	7	3
60 - 61	486	282	63	39	2	1	3	2	3	3
62 - 64	798	457	102	62	1	1	6	6	6	5
65 - 69	1,385	787	121	64	0	0	10	5	3	1
70 - 74	1,149	683	68	42	2	1	6	2	1	1
75 - 79	841	522	43	26	1	1	0	0	2	2
80 - 84	557	379	30	23	0	0	0	0	1	1
85 & over	491	378	25	21	1	1	0	0	0	0
Under 65										
0-4	1,491	758	651	342	3	2	26	13	77	39
5-17	2,591	1,218	1,603	790	13	8	75	32	150	75
5-11	1,501	679	837	422	6	6	48	23	82	44
12-14	520	279	398	184	1	0	15	6	36	16
15-17	570	260	368	184	6	2	12	3	32	15
18-64	13,775	7,041	4,363	2,372	51	20	207	119	323	183
18-44	9,532	4,716	3,237	1,774	37	13	161	91	263	149
45-64	4,243	2,325	1,126	598	14	7	46	28	60	34
Other Age Groups										
16+	18,570	9,955	4,897	2,664	60	24	230	129	351	200
18+	18,198	9,790	4,650	2,548	55	23	223	126	330	188
62+	5,221	3,206	389	238	5	4	22	13	13	10
65+	4,423	2,749	287	176	4	3	16	7	7	5

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	1,315	708
Under 1	37	24
1 - 2	63	35
3 - 4	63	21
5	20	12
6	23	8
7 to 9	67	33
10 - 11	57	34
12 - 13	48	25
14	22	13
15	29	12
16	17	7
17	26	17
18	24	12
19	11	7
20	19	12
21	25	14
22 - 24	62	30
25 - 29	132	75
30 - 34	156	79
35 - 39	121	74
40 - 44	73	36
45 - 49	56	30
50 - 54	57	33
55 - 59	28	15
60 - 61	7	4
62 - 64	21	15
65 - 69	19	11
70 - 74	11	8
75 - 79	10	6
80 - 84	9	5
85 & over	2	1
Under 65		
0-4	163	80
5-17	309	161
5-11	167	87
12-14	70	38
15-17	72	36
18-64	792	436
18-44	623	339
45-64	169	97
Other Age Groups		
16+	886	491
18+	843	467
62+	72	46
65+	51	31

Report #91-16
Area Name: Hyde Park
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16. Household Size and Type (Universe: Households)

	Households
1 Person	2,987
Male Householder	1,144
Female Householder	1,843
2 or More Persons	8,258
Family Households	7,635
Married Couple Family	5,273
With related children	2,432
No related children	2,841
Other Family	2,362
Male Householder, No Wife Pres.	470
With related children	150
No related children	320
Female Householder, No Husband present	1,892
With related children	983
No related children	909
Non-Family Households	623
Male Householder	353
Female Householder	270

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households--		1 Person	2 or More Persons	
Households With:	Total	PCT	Household	Family	NonFamily
1 or more Persons 60 Years & over	4,239	37.7%	1,552	2,606	81
No Persons 60 Years and over	7,006	62.3%	1,435	5,029	542
1 or more Persons 65 Years & over	3,357	29.9%	1,334	1,959	64
No Persons 65 Years and over	7,888	70.1%	1,653	5,676	559

P27. Household Type and Household Size (Universe: Households)

	---- All Households ----			---- Family ----		--- NonFamily ---	
	Total	Pct	Cum.Pct	Total	Pct	Total	Pct
1 Person	2,987	26.6%	26.6%	N/A	N/A	2,987	82.7%
2 Persons	3,309	29.4%	56.0%	2,813	36.8%	496	13.7%
3 Persons	1,970	17.5%	73.5%	1,881	24.6%	89	2.5%
4 Persons	1,581	14.1%	87.6%	1,558	20.4%	23	0.6%
5 Persons	855	7.6%	95.2%	846	11.1%	9	0.2%
6 Persons	321	2.9%	98.0%	318	4.2%	3	0.1%
7 or more Persons	222	2.0%	100.0%	219	2.9%	3	0.1%
Total Households	11,245	100.0%	-----	7,635	100.0%	3,610	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type (Universe:Households)

	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	7,635	100.0%	5,757	100.0%	1,669	100.0%	15	100.0%	75	100.0%	119	100.0%	307	100.0%
Married Couple Fam	5,273	69.1%	4,168	72.4%	970	58.1%	7	46.7%	55	73.3%	73	61.3%	173	56.4%
With Rela. Child	2,432	31.9%	1,664	28.9%	662	39.7%	5	33.3%	40	53.3%	61	51.3%	124	40.4%
No Related Child	2,841	37.2%	2,504	43.5%	308	18.5%	2	13.3%	15	20.0%	12	10.1%	49	16.0%
Other Family	2,362	30.9%	1,589	27.6%	699	41.9%	8	53.3%	20	26.7%	46	38.7%	134	43.6%
Male Householder														
No Wife present	470	6.2%	335	5.8%	118	7.1%	3	20.0%	5	6.7%	9	7.6%	22	7.2%
With Rela. Child	150	2.0%	73	1.3%	67	4.0%	2	13.3%	2	2.7%	6	5.0%	12	3.9%
No related Child	320	4.2%	262	4.6%	51	3.1%	1	6.7%	3	4.0%	3	2.5%	10	3.3%
Female Householder														
No Husb present	1,892	24.8%	1,254	21.8%	581	34.8%	5	33.3%	15	20.0%	37	31.1%	112	36.5%
With Rela. Child	983	12.9%	503	8.7%	430	25.8%	4	26.7%	13	17.3%	33	27.7%	96	31.3%
No Related Child	909	11.9%	751	13.0%	151	9.0%	1	6.7%	2	2.7%	4	3.4%	16	5.2%
NonFamily Households	3,610	100.0%	3,172	100.0%	384	100.0%	11	100.0%	21	100.0%	22	100.0%	75	100.0%
H.H. Living Alone	2,987	82.7%	2,654	83.7%	297	77.3%	10	90.9%	14	66.7%	12	54.5%	55	73.3%
H.H. Not Liv. Alone	623	17.3%	518	16.3%	87	22.7%	1	9.1%	7	33.3%	10	45.5%	20	26.7%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	7,635	100.0%	3,576	100.0%	4,059	100.0%
Married-Couple Family	5,273	69.1%	2,438	68.2%	2,835	69.8%
Other Family	2,362	30.9%	1,138	31.8%	1,224	30.2%
Male Householder, No Wife Present	470	6.2%	153	4.3%	317	7.8%
Female Householder, No Husband Present	1,892	24.8%	985	27.5%	907	22.3%
NonFamily Households	3,610	100.0%	22	100.0%	3,588	100.0%
Male Householder	1,497	41.5%	14	63.6%	1,483	41.3%
Female Householder	2,113	58.5%	8	36.4%	2,105	58.7%

P26. Household Type (Universe: Households)

All Households	11,245
Households with 1 or More Non-Relatives	1,060
Households with No Non-Relatives	10,185

Report #91-17
Area Name: Hyde Park
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	11,777
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	11,777

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	11,777	100.0%
Occupied	11,245	95.5%
Owner Occupied	6,426	54.6%
Renter Occupied	4,819	40.9%
Vacant	532	4.5%
For Rent	255	2.2%
For Sale Only	110	0.9%
Rented or Sold, Not Occupied	56	0.5%
For Seasonal, Recreational Or Occasional Use	11	0.1%
For Migrant Workers	0	0.0%
Other Vacant	100	0.8%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	62,975	5.35
Occupied	60,426	5.37
Owner Occupied	40,304	6.27
Renter Occupied	20,122	4.18
Vacant	2,549	4.79
For Rent	1,048	4.11
For Sale Only	614	5.58
Rented or Sold/Not Occupied	309	5.52
For Seasonal, Recreational Or Occasional Use	62	5.64
For Migrant Workers	0	***.**
Other Vacant	516	5.16

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	11,245	100.0%	6,426	100.0%	4,819	100.0%
White	8,929	79.4%	5,118	79.6%	3,811	79.1%
Black	2,053	18.3%	1,181	18.4%	872	18.1%
American Indian Eskimo or Aleut	26	0.2%	11	0.2%	15	0.3%
Asian or Pacific Islander	96	0.9%	58	0.9%	38	0.8%
Other Race	141	1.3%	58	0.9%	83	1.7%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	10,863	100.0%	382	100.0%	166	100.0%	216	100.0%
White	8,758	80.6%	171	44.8%	73	44.0%	98	45.4%
Black	1,979	18.2%	74	19.4%	37	22.3%	37	17.1%
Amer.Indian/ Esk./Aleut	25	0.2%	1	0.3%	0	0.0%	1	0.5%
Asian/Pacific Islander	93	0.9%	3	0.8%	1	0.6%	2	0.9%
Other Race	8	0.1%	133	34.8%	55	33.1%	78	36.1%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	11,245	100.0%	6,426	100.0%	4,819	100.0%
15 to 24 Years	403	3.6%	53	0.8%	350	7.3%
25 to 34 Years	2,351	20.9%	887	13.8%	1,464	30.4%
35 to 44 Years	2,321	20.6%	1,413	22.0%	908	18.8%
45 to 54 Years	1,556	13.8%	1,049	16.3%	507	10.5%
55 to 64 Years	1,603	14.3%	1,131	17.6%	472	9.8%
65 to 74 Years	1,791	15.9%	1,198	18.6%	593	12.3%
75 Years & over	1,220	10.8%	695	10.8%	525	10.9%

Report #91-18
Area Name: Hyde Park
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	11,245	100.0%	6,426	100.0%	4,819	100.0%
1 Person	2,987	26.6%	1,149	17.9%	1,838	38.1%
2 Persons	3,309	29.4%	1,916	29.8%	1,393	28.9%
3 Persons	1,970	17.5%	1,270	19.8%	700	14.5%
4 Persons	1,581	14.1%	1,058	16.5%	523	10.9%
5 Persons	855	7.6%	613	9.5%	242	5.0%
6 Persons	321	2.9%	241	3.8%	80	1.7%
7 or more Persons	222	2.0%	179	2.8%	43	0.9%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	29,695	18,874	10,821
Persons per Unit	80.16	87.64	71.77
Percentage of Persons	100.0%	63.6%	36.4%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	7,214	64.2%	4,239	66.0%	2,975	61.7%
0.51 to 1.00	3,666	32.6%	2,042	31.8%	1,625	33.7%
1.01 to 1.50	270	2.4%	112	1.7%	158	3.3%
1.51 to 2.00	78	0.7%	30	0.5%	48	1.0%
2.01 or More	17	0.2%	4	0.1%	13	0.3%
Total	11,245	100.0%	6,426	100.0%	4,819	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	137	1.2%
2 Rooms	468	4.0%
3 Rooms	1,136	9.6%
4 Rooms	2,031	17.2%
5 Rooms	2,635	22.4%
6 Rooms	2,828	24.0%
7 Rooms	1,315	11.2%
8 Rooms	624	5.3%
9 or more Rooms	603	5.1%
Total	11,777	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	8	1.5%
Not Boarded-Up	524	98.5%
Vacant, Usual Home Elsewhere	21	3.9%
All Other Vacant	511	96.1%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	532	100.0%	255	100.0%	110	100.0%	167	100.0%
Less Than 2 Months	94	17.7%	55	21.6%	12	10.9%	27	16.2%
2 to 6 Months	190	35.7%	114	44.7%	23	20.9%	53	31.7%
6 or More Months	248	46.6%	86	33.7%	75	68.2%	87	52.1%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	4,793	100.0%	3,686	100.0%	1,107	100.0%
With Cash Rent	4,645	96.9%	3,584	97.2%	1,061	95.8%
Meals Included in Rent	20	0.4%	20	0.5%	0	0.0%
No Meals Included in Rent	4,625	96.5%	3,564	96.7%	1,061	95.8%
No Cash Rent	148	3.1%	102	2.8%	46	4.2%

Report #91-19
Area Name: Hyde Park
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	4,471	100.0%
Less than $15,000	10	0.2%
$ 15,000 to $ 19,999	7	0.2%
$ 20,000 to $ 24,999	4	0.1%
$ 25,000 to $ 29,999	7	0.2%
$ 30,000 to $ 34,999	1	0.0%
$ 35,000 to $ 39,999	5	0.1%
$ 40,000 to $ 44,999	5	0.1%
$ 45,000 to $ 49,999	7	0.2%
$ 50,000 to $ 59,999	23	0.5%
$ 60,000 to $ 74,999	69	1.5%
$ 75,000 to $ 99,999	261	5.8%
$100,000 to $124,999	595	13.3%
$125,000 to $149,999	1,360	30.4%
$150,000 to $174,999	1,391	31.1%
$175,000 to $199,999	472	10.6%
$200,000 to $249,999	198	4.4%
$250,000 to $299,999	38	0.8%
$300,000 to $399,999	12	0.3%
$400,000 to $499,999	3	0.1%
$500,000 or more	2	0.0%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	4,793	100.0%
With Cash rent	4,645	96.9%
Less than $100	107	2.2%
$ 100 to $ 149	298	6.2%
$ 150 to $ 199	197	4.1%
$ 200 to $ 249	219	4.6%
$ 250 to $ 299	168	3.5%
$ 300 to $ 349	245	5.1%
$ 350 to $ 399	197	4.1%
$ 400 to $ 449	320	6.7%
$ 450 to $ 499	276	5.8%
$ 500 to $ 549	532	11.1%
$ 550 to $ 599	377	7.9%
$ 600 to $ 649	509	10.6%
$ 650 to $ 699	387	8.1%
$ 700 to $ 749	376	7.8%
$ 750 to $ 999	381	7.9%
$1,000 or more	57	1.2%
No Cash Rent	148	3.1%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	4,471	$ 660,920,935	$ 147,824
White	3,513	$ 520,471,249	$ 148,156
Black	871	$ 127,826,500	$ 146,758
American Indian, Eskimo or Aleut	7	$ 1,137,500	$ 162,500
Asian or Pacific Islander	44	$ 6,062,500	$ 137,784
Other Race	36	$ 5,390,000	$ 149,722
Not of Hispanic Origin	4,369	$ 645,304,386	$ 147,701
Hispanic Origin	102	$ 15,594,000	$ 152,882

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 114,669
Median Value	$ 134,500
Upper Value Quartile	$ 152,439

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	4,645	$ 2,339,313	$ 504
White	3,656	$ 1,779,240	$ 487
Black	858	$ 487,199	$ 568
American Indian, Eskimo or Aleut	14	$ 7,800	$ 557
Asian or Pacific Islander	37	$ 20,801	$ 562
Other Race	80	$ 44,273	$ 553
Not of Hispanic Origin	4,434	$ 2,222,866	$ 501
Hispanic Origin	211	$ 116,447	$ 552

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 348
Median Contract Rent	$ 477
Upper Contract Rent Quartile	$ 600

Report #91-20
Area Name: Hyde Park
State: MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	6,426	$ 987,476,549	$ 153,669
Single Unit	4,759	$ 702,663,965	$ 147,649
1, Detached	4,508	$ 665,855,965	$ 147,705
1, Attached	251	$ 36,808,000	$ 146,645
Multi Unit	1,631	$ 279,380,084	$ 171,294
2	1,270	$ 216,917,584	$ 170,801
3 or more	361	$ 62,462,500	$ 173,026
Mobile Home or Trailer	3	$ 435,000	$ 145,000
Other	33	$ 4,997,500	$ 151,439

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	80
Specified Vacant For Rent	253
All Other Vacants	199

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 11,982,500
Average Price Asked	$ 149,781

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 140,074
Average Rent Asked	$ 554

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	11,777	100.0%	532	100.0%	11,245	100.0%	6,426	100.0%	4,819	100.0%
Single Unit	5,532	47.0%	184	34.6%	5,348	47.6%	4,759	74.1%	589	12.2%
1, Detached	4,877	41.4%	109	20.5%	4,768	42.4%	4,508	70.2%	260	5.4%
1, Attached	655	5.6%	75	14.1%	580	5.2%	251	3.9%	329	6.8%
Multi Unit	6,136	52.1%	345	64.8%	5,791	51.5%	1,631	25.4%	4,160	86.3%
2	2,934	24.9%	138	25.9%	2,796	24.9%	1,270	19.8%	1,526	31.7%
3 or 4	1,263	10.7%	77	14.5%	1,186	10.5%	269	4.2%	917	19.0%
5 to 9	400	3.4%	43	8.1%	357	3.2%	12	0.2%	345	7.2%
10 to 19	566	4.8%	50	9.4%	516	4.6%	19	0.3%	497	10.3%
20 to 49	637	5.4%	22	4.1%	615	5.5%	60	0.9%	555	11.5%
50 or more	336	2.9%	15	2.8%	321	2.9%	1	0.0%	320	6.6%
Mobile Home or Trailer	3	0.0%	0	0.0%	3	0.0%	3	0.0%	0	0.0%
Other	106	0.9%	3	0.6%	103	0.9%	33	0.5%	70	1.5%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	29,695	2.64	18,874	2.94	10,821	2.25
Single Unit	16,175	3.02	14,414	3.03	1,761	2.99
1, Detached	14,473	3.04	13,699	3.04	774	2.98
1, Attached	1,702	2.93	715	2.85	987	3.00
Multi Unit	13,253	2.29	4,351	2.67	8,902	2.14
2	7,305	2.61	3,452	2.72	3,853	2.52
3 or 4	2,936	2.48	739	2.75	2,197	2.40
5 to 9	728	2.04	32	2.67	696	2.02
10 to 19	936	1.81	35	1.84	901	1.81
20 to 49	997	1.62	92	1.53	905	1.63
50 or more	351	1.09	1	1.00	350	1.09
Mobile Home or Trailer	12	4.00	12	4.00	0	*,***.**
Other	255	2.48	97	2.94	158	2.26

WEST ROXBURY

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

City of Boston
Raymond L. Flynn, Mayor

Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
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James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
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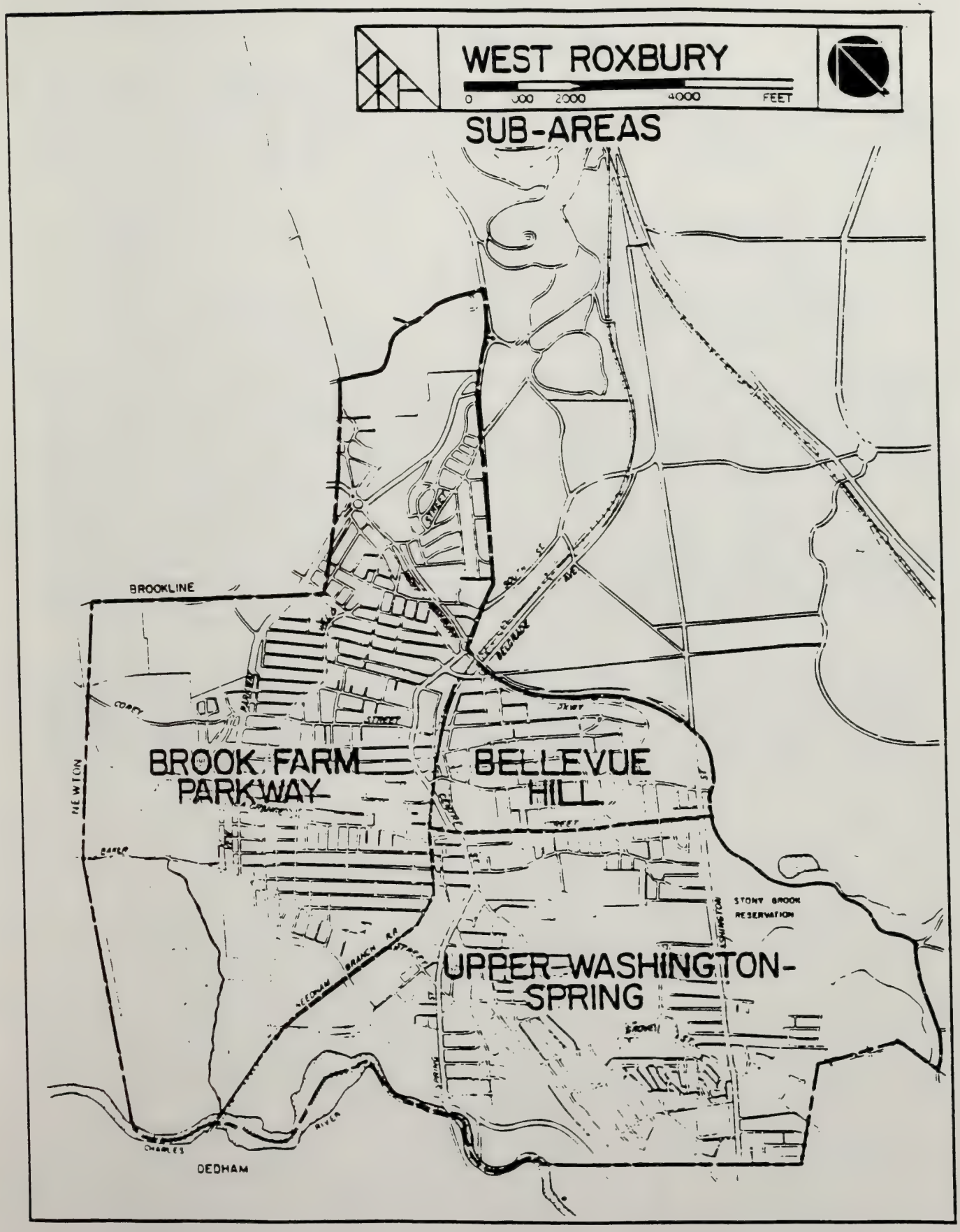
WEST ROXBURY
0 1000 2000 4000 FEET
SUB-AREAS
BROOKLINE
NEWTON
DEDHAM
BROOK FARM PARKWAY
BELLEVUE HILL
UPPER-WASHINGTON-SPRING
STONY BROOK RESERVATION
CHARLES RIVER

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (15) WEST ROXBURY PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	29,706	Population Percent of City:	5.2
Total Land Area (in Sq. Mi.):	5.47	Land Area Percent of City:	11.1
Population Density (per SqMi):	5,431	Density Ratio to City Average	0.46

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(15) WEST ROXBURY	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio2
Total Population	31,333	100.0%	29,706	100.0%	(1,627)	-5.2%	1.00
White1	30,641	97.8	28,431	95.7	(2,210)	-7.2	1.52
Black	187	0.6	482	1.6	295	157.8	0.06
Native Americans	14	0.0	26	0.1	12	85.7	0.27
Asian + Pac.Islndrs	288	0.9	567	1.9	279	96.9	0.36
Other Race	203	0.6	200	0.7	(3)	-1.5	0.11
Hispanic Origin	395	1.3	625	2.1	230	58.2	0.20
White	309	1.0	419	1.4	110	35.6	0.37
Black	2	0.0	10	0.0	8	400.0	0.02
All other	84	0.3	196	0.7	112	133.3	0.13
All Minorities	1,001	3.2	1,694	5.7	693	69.2	0.14
White, Non-Hisp.	30,332	96.8	28,012	94.3	(2,320)	-7.6	1.60
Black, Non-Hisp.	185	0.6	472	1.6	287	155.1	0.07

Source: 1990, 1980 US Census STF1 Counts. Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(15) WEST ROXBURY	1980 Number	1980 Percent	1990 Number	1990 Percent	1990 - 1980 Change Number	1990 - 1980 Change Percent	1990 PD/Boston Ratio1
Total Persons:	31,333	100.0%	29,706	100.0%	(1,627)	-5.2%	1.00
0- 4 years	1,319	4.2	1,685	5.7	366	27.7	0.89
5-14	3,118	10.0	2,369	8.0	(749)	-24.0	0.81
15-24	5,156	16.5	3,372	11.4	(1,784)	-34.6	0.56
25-34	4,790	15.3	5,938	20.0	1,148	24.0	0.87
35-44	2,658	8.5	4,149	14.0	1,491	56.1	1.03
45-54	3,320	10.6	2,663	9.0	(657)	-19.8	1.10
55-64	4,060	13.0	3,010	10.1	(1,050)	-25.9	1.43
65-74	3,922	12.5	3,169	10.7	(753)	-19.2	1.71
75-84	2,290	7.3	2,426	8.2	136	5.9	2.14
85 +	700	2.2	925	3.1	225	32.1	2.18

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(15) WEST ROXBURY

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	31,333	30,641	177	288	227	395
0- 4 years	1,319	1,259	7	24	29	37
5-17	4,447	4,321	37	45	44	73
18-64	18,655	18,205	113	198	139	261
65 +	6,912	6,856	20	21	15	24
1990, Total:	29,706	28,431	482	567	226	625
0- 4 years	1,685	1,552	55	54	24	60
5-17	3,035	2,850	75	66	44	108
18-64	18,466	17,608	292	419	147	407
65 +	6,520	6,421	60	28	11	50
Abs. Change, '90-'80:	(1,627)	(2,210)	305	279	(1)	230
0- 4 years	366	293	48	30	(5)	23
5-17	(1,412)	(1,471)	38	21	0	35
18-64	(189)	(597)	179	221	8	146
65 +	(392)	(435)	40	7	(4)	26
Pct. Change, '90-'80:	-5.2%	-7.2%	172.3%	96.9%	-0.4%	58.2%
0- 4 years	27.7	23.3	685.7	125.0	-17.2	62.2
5-17	-31.8	-34.0	102.7	46.7	0.0	47.9
18-64	-1.0	-3.3	158.4	111.6	5.8	55.9
65 +	-5.7	-6.3	200.0	33.3	-26.7	108.3

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

H 1: HOUSING UNITS by TENURE, 1980 and 1990

WEST ROXBURY	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	12,274	100.0%	12,950	100.0%	676	5.5%	1.00
Occupied total:	12,055	98.2	12,405	95.8	350	2.9	1.05
Owner occupied	7,367	60.0	7,652	59.1	285	3.9	2.10
Renter occupied	4,688	38.2	4,753	36.7	65	1.4	0.58
Vacant total:	219	1.8	545	4.2	326	148.9	0.47
For sale only	18	0.1	125	1.0	107	594.4	1.27
For rent	128	1.0	275	2.1	147	114.8	0.40
All other vacant DUs	73	0.6	145	1.1	72	98.6	0.39

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

WEST ROXBURY	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	12,055	100.0%	12,405	100.0%	350	2.9%	1.05
White1	11,818	98.0	11,964	96.4	146	1.2	1.46
Black	82	0.7	178	1.4	96	117.1	0.07
American Indian, Eskimo, or Aleut	4	0.0	10	0.1	6	150.0	0.29
Asian or Pacific Islander	90	0.7	180	1.5	90	100.0	0.36
Other race	61	0.5	73	0.6	12	19.7	0.15
Hispanic Origin	127	1.1	202	1.6	75	59.1	0.20
White, Hisp. origin	102	0.8	127	1.0	25	24.5	0.33
Black, Hisp. origin	1	0.0	4	0.0	3	300.0	0.02
All others, Hisp. origin	24	0.2	71	0.6	47	195.8	N/A
All minorities	339	2.8	568	4.6	229	67.6	0.14
White, Non-Hispanic	11,716	97.2	11,837	95.4	121	1.0	1.44
Black, Non-Hispanic	81	0.7	174	1.4	93	114.8	0.07

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
WEST ROXBURY	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	7,395	7,652	257	3.5%	4,660	4,753	93	2.0%
White1	7,263	7,493	230	3.2	4,555	4,471	(84)	-1.8
Black	16	27	11	68.8	66	151	85	128.8
American Indian, Eskimo, or Aleut	4	4	0	0.0	0	6	6	ERR
Asian or Pacific Islander	52	102	50	96.2	38	78	40	105.3
Other race	60	26	(34)	-56.7	1	47	46	4600.0
Hispanic Origin	64	90	26	40.6	63	112	49	77.8
White, Hisp. origin	53	66	13	24.5	49	61	12	24.5
Black, Hisp. origin	1	0	(1)	-100.0	0	4	4	ERR
All others, Hisp. origin	10	24	14	140.0	14	47	33	235.7
All minorities	185	225	40	21.6	154	343	189	122.7
White, Non-Hispanic	7,210	7,427	217	3.0	4,506	4,410	(96)	-2.1
Black, Non-Hispanic	15	27	12	80.0	66	147	81	122.7

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
WEST ROXBURY	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Rent
Occupied housing units:	12,405	7,652	4,753	100.0%	100.0%	100.0%	100.0%	61.7%	38
Age of Householder:									
15 to 24 years	355	53	302	2.9	0.7	6.4	100.0	14.9	85
25 to 34 years	2,470	994	1,476	19.9	13.0	31.1	100.0	40.2	59
35 to 44 years	2,246	1,477	769	18.1	19.3	16.2	100.0	65.8	34
45 to 54 years	1,470	1,129	341	11.9	14.8	7.2	100.0	76.8	23
55 to 64 years	1,719	1,333	386	13.9	17.4	8.1	100.0	77.5	22
65 to 74 years	2,058	1,462	596	16.6	19.1	12.5	100.0	71.0	29
75 years and over	2,087	1,204	883	16.8	15.7	18.6	100.0	57.7	42

Source: 1990 US Census STF1 Counts, Tables H12.

Report #91-20
Area Name: West Roxbury
State: MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	7,652	$ 1,395,813,010	$ 182,412
Single Unit	6,128	$ 1,128,438,000	$ 184,145
1, Detached	6,005	$ 1,105,461,500	$ 184,090
1, Attached	123	$ 22,976,500	$ 186,801
Multi Unit	1,388	$ 257,905,010	$ 185,811
2	756	$ 158,452,510	$ 209,593
3 or more	632	$ 99,452,500	$ 157,362
Mobile Home or Trailer	98	$ 3,007,500	$ 30,689
Other	38	$ 6,462,500	$ 170,066

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	67
Specified Vacant For Rent	270
All Other Vacants	209

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 12,632,500
Average Price Asked	$ 188,545

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 174,380
Average Rent Asked	$ 646

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	12,950	100.0%	545	100.0%	12,405	100.0%	7,652	100.0%	4,753	100.0%
Single Unit	6,971	53.8%	167	30.6%	6,804	54.8%	6,128	80.1%	676	14.2%
1, Detached	6,424	49.6%	123	22.6%	6,301	50.8%	6,005	78.5%	296	6.2%
1, Attached	547	4.2%	44	8.1%	503	4.1%	123	1.6%	380	8.0%
Multi Unit	5,573	43.0%	323	59.3%	5,250	42.3%	1,388	18.1%	3,862	81.3%
2	2,024	15.6%	83	15.2%	1,941	15.6%	756	9.9%	1,185	24.9%
3 or 4	560	4.3%	33	6.1%	527	4.2%	61	0.8%	466	9.8%
5 to 9	751	5.8%	69	12.7%	682	5.5%	73	1.0%	609	12.8%
10 to 19	761	5.9%	41	7.5%	720	5.8%	178	2.3%	542	11.4%
20 to 49	761	5.9%	78	14.3%	683	5.5%	152	2.0%	531	11.2%
50 or more	716	5.5%	19	3.5%	697	5.6%	168	2.2%	529	11.1%
Mobile Home or Trailer	159	1.2%	45	8.3%	114	0.9%	98	1.3%	16	0.3%
Other	247	1.9%	10	1.8%	237	1.9%	38	0.5%	199	4.2%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	29,099	2.35	20,165	2.64	8,934	1.88
Single Unit	18,633	2.74	17,096	2.79	1,537	2.27
1, Detached	17,565	2.79	16,808	2.80	757	2.56
1, Attached	1,068	2.12	288	2.34	780	2.05
Multi Unit	9,825	1.87	2,858	2.06	6,967	1.80
2	4,405	2.27	1,810	2.39	2,595	2.19
3 or 4	1,047	1.99	159	2.61	888	1.91
5 to 9	1,139	1.67	131	1.79	1,008	1.66
10 to 19	1,168	1.62	275	1.54	893	1.65
20 to 49	1,061	1.55	228	1.50	833	1.57
50 or more	1,005	1.44	255	1.52	750	1.42
Mobile Home or Trailer	161	1.41	139	1.42	22	1.38
Other	480	2.03	72	1.89	408	2.05

REPORT #91-13
Area Name: West Roxbury
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1. Persons/Area/Density	
Total Persons	29,706
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)	Number	PCT
Total	29,706	100.0%
Female	16,379	55.1%
Male	13,327	44.9%

P7. Race (Universe: Persons)	Number	PCT
Total	29,706	100.0%
White	28,431	95.7%
Black	482	1.6%
American Indian, Eskimo, or Aleut	26	0.1%
American Indian	26	0.1%
Eskimo	0	0.0%
Aleut	0	0.0%
Asian or Pacific Isl.	567	1.9%
Asian	563	1.9%
Chinese	277	0.9%
Filipino	78	0.3%
Japanese	13	0.0%
Asian Indian	87	0.3%
Korean	56	0.2%
Vietnamese	22	0.0%
Cambodian	2	0.0%
Hmong	0	0.0%
Laotian	4	0.0%
Thai	2	0.0%
Other Asian	22	0.1%
Pacific Islander	4	0.0%
Polynesian	2	0.0%
Hawaiian	2	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	2	0.0%
Guamanian	2	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	200	0.7%

P6/8/10. Race and Hispanic Origin (Universe: Persons)	Total Persons Number	Total Persons PCT	Not Of Hispanic Origin Number	Not Of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	29,706	100.0%	29,081	100.0%	625	100.0%
White	28,431	95.7%	28,012	96.3%	419	67.0%
Black	482	1.6%	472	1.6%	10	1.6%
American Indian, Eskimo or Aleut	26	0.1%	23	0.1%	3	0.5%
Asian or Pacific Islander	567	1.9%	564	1.9%	3	0.5%
Other Race	200	0.7%	10	0.0%	190	30.4%

P9. Hispanic Origin (Universe: Persons)	Number	PCT
Total	29,706	100.0%
Not of Hispanic Origin	29,081	97.9%
Hispanic Origin	625	2.1%
Mexican	60	0.2%
Puerto Rican	147	0.5%
Cuban	105	0.4%
Other Hispanic	313	1.1%

P28. Group Quarters (Universe: Persons In GQ)	Number	PCT
Total in Group Quarters	607	100.0%
Persons in Institutions:	578	95.2%
Correctional Insts.	0	0.0%
Nursing Homes	578	95.2%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	29	4.8%
College Dormitories	0	0.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	0	0.0%
Visible in Street Locales	0	0.0%
Other Non-Institutional Group Quarters	29	4.8%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)	Total	Female	Male
Total	36.10	38.50	33.40
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons) Age	Total	Female	Male
Total	29,706	16,379	13,327
Under 1	325	158	167
1 - 2	762	380	382
3 - 4	598	298	300
5	268	134	134
6	279	139	140
7 to 9	770	372	398
10 - 11	454	236	218
12 - 13	389	195	194
14	209	91	118
15	230	102	128
16	211	121	90
17	225	108	117
18	259	123	136
19	286	152	134
20	305	137	168
21	329	170	159
22 - 24	1,527	810	717
25 - 29	3,065	1,612	1,453
30 - 34	2,873	1,471	1,402
35 - 39	2,324	1,156	1,168
40 - 44	1,826	983	842
45 - 49	1,370	718	652
50 - 54	1,293	710	583
55 - 59	1,344	752	592
60 - 61	673	375	298
62 - 64	994	585	408
65 - 69	1,696	993	703
70 - 74	1,473	897	576
75 - 79	1,430	953	477
80 - 84	996	713	283
85 & over	925	735	190

REPORT #91-14
Area Name: West Roxbury
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 29,706 All Females: 16,379 All Males: 13,327

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	28,431	15,716	482	242	26	13	567	296	200	112
Under 1	300	152	13	4	0	0	10	2	2	0
1 - 2	697	350	27	14	1	0	28	14	9	2
3 - 4	555	278	15	6	2	1	16	7	10	6
5	250	127	6	1	0	0	8	4	4	2
6	258	126	11	6	1	1	6	3	3	3
7 to 9	717	347	26	12	2	1	12	8	13	4
10 - 11	428	220	7	2	1	1	11	7	7	6
12 - 13	368	188	8	2	1	0	8	3	4	2
14	195	83	8	4	0	0	3	2	3	2
15	220	97	2	2	0	0	7	3	1	0
16	203	117	1	0	0	0	6	3	1	1
17	211	100	6	3	2	0	5	4	1	1
18	245	116	2	2	0	0	9	3	3	2
19	275	144	2	2	0	0	8	6	1	0
20	292	129	7	4	0	0	4	2	2	2
21	305	155	8	6	1	1	10	6	5	2
22 - 24	1,448	767	22	8	1	1	39	21	17	13
25 - 29	2,906	1,530	69	37	2	2	62	32	26	11
30 - 34	2,703	1,381	52	25	2	0	86	47	30	18
35 - 39	2,206	1,098	43	20	0	0	65	31	10	7
40 - 44	1,727	933	36	19	7	4	41	19	14	8
45 - 49	1,318	691	16	9	2	0	25	13	9	5
50 - 54	1,250	690	12	5	0	0	24	10	7	5
55 - 59	1,300	724	10	7	0	0	28	20	6	1
60 - 61	661	369	5	2	0	0	5	2	2	2
62 - 64	972	573	8	4	0	0	13	8	0	0
65 - 69	1,664	976	16	6	1	1	11	6	4	4
70 - 74	1,454	886	9	5	0	0	9	6	1	0
75 - 79	1,409	939	18	12	0	0	2	1	1	1
80 - 84	981	705	8	5	0	0	5	2	2	1
85 & over	913	725	9	8	0	0	1	1	2	1
Under 65										
0-4	1,552	780	55	24	3	1	54	23	21	8
5-17	2,850	1,405	75	32	7	3	66	37	37	21
5-11	1,653	820	50	21	4	3	37	22	27	15
12-14	563	271	16	6	1	0	11	5	7	4
15-17	634	314	9	5	2	0	18	10	3	2
18-64	17,608	9,300	292	150	15	8	419	220	132	76
18-44	12,107	6,253	241	123	13	8	324	167	108	63
45-64	5,501	3,047	51	27	2	0	95	53	24	13
Other Age Groups										
16+	24,443	13,748	359	189	18	9	458	243	144	85
18+	24,029	13,531	352	186	16	9	447	236	142	83
62+	7,393	4,804	68	40	1	1	41	24	10	7
65+	6,421	4,231	60	36	1	1	28	16	10	7

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	625	342
Under 1	9	2
1 - 2	29	17
3 - 4	22	15
5	17	7
6	11	8
7 to 9	23	11
10 - 11	23	15
12 - 13	12	5
14	7	5
15	4	0
16	5	3
17	6	6
18	7	4
19	6	2
20	11	4
21	11	6
22 - 24	43	23
25 - 29	71	34
30 - 34	82	46
35 - 39	43	25
40 - 44	39	23
45 - 49	33	19
50 - 54	22	13
55 - 59	27	11
60 - 61	5	5
62 - 64	7	5
65 - 69	21	14
70 - 74	8	2
75 - 79	5	4
80 - 84	8	3
85 & over	8	5
Under 65		
0-4	60	34
5-17	108	60
5-11	74	41
12-14	19	10
15-17	15	9
18-64	407	220
18-44	313	167
45-64	94	53
Other Age Groups		
16+	468	257
18+	457	248
62+	57	33
65+	50	28

Report #91-15
Area Name: West Roxbury
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families	
Total Persons	29,706
Persons in Households	29,099
Total Households	12,405
Persons Per Household	2.35
Persons In Families	22,883
Total Families	7,508
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)	Total	PCT	Female	PCT	Male	PCT
Total Persons	25,652	100.0%	14,376	100.0%	11,276	100.0%
Never Married	9,086	35.4%	4,863	33.8%	4,223	37.5%
Now Married, Except Separated	11,965	46.6%	5,994	41.7%	5,971	53.0%
Separated	320	1.2%	176	1.2%	144	1.3%
Widowed	3,010	11.7%	2,575	17.9%	435	3.9%
Divorced	1,271	5.0%	768	5.3%	503	4.5%

P15. Household Type and Relationship (Universe: Persons)	Persons	PCT
Total	29,706	100.0%
In Households	29,099	98.0%
In Family Households	23,132	77.9%
Householder	7,508	25.3%
Spouse	5,700	19.2%
Child	8,177	27.5%
Natural-Born/Adopted	8,100	27.3%
Step	77	0.3%
Grandchild	278	0.9%
Other Relatives	1,220	4.1%
Non-Relatives	249	0.8%
In NonFamily Households	5,967	20.1%
Householder Liv. Alone	4,032	13.6%
Householder Not Alone	865	2.9%
Non-Relatives	1,070	3.6%
In Group Quarters	607	2.0%
Institutionalized	578	1.9%
Others in Group Quarters	29	0.1%

P21. Household Type and Relationship (Universe:Persons Under 18)	Persons	PCT
Total	4,720	100.0%
In Households	4,720	100.0%
Householder or Spouse	7	0.1%
Own Child	4,423	93.7%
In Married Couple Family	3,861	81.8%
In Other Family	562	11.9%
Male Householder, No Wife Present	92	1.9%
Female Householder, No Husband Present	470	10.0%
Other Relatives	268	5.7%
Non-Relatives	22	0.5%
In Group Quarters	0	0.0%
Institutionalized	0	0.0%
Other persons in Group Quarters	0	0.0%

P23. Household Type and Relationship (Universe: Persons 65+)	Persons	PCT
Total	6,520	100.0%
In Households	5,944	91.2%
In Family Households	3,901	59.8%
Householder	2,146	32.9%
Spouse	1,222	18.7%
Other Relative	506	7.8%
Non-Relative	27	0.4%
In NonFamily Households	2,044	31.3%
Male Householder	344	5.3%
Living Alone	329	5.0%
Not Living Alone	15	0.2%
Female Householder	1,656	25.4%
Living Alone	1,638	25.1%
Not Living Alone	18	0.3%
Non-Relatives	44	0.7%
In Group Quarters	576	8.8%
Institutionalized	565	8.7%
Others in Group Quarters	11	0.2%

P22. Relationship and Age (Univ.:Persons Under 18)	--All-- Total	Persons In Households: Total	Own Child	Other Relative	NonRelatives	Persons In Group Quarters: Total	Institutional	Other
Under 18	4,720*	4,720*	4,423	268	22	0	0	0
Under 3 years	1,087	1,087	1,004	77	6	0	0	0
3 to 4 years	598	598	558	37	3	0	0	0
5 years	268	268	254	14	0	0	0	0
6 to 11 years	1,503	1,503	1,419	78	6	0	0	0
12 to 13 years	389	389	369	18	2	0	0	0
14 years	209	209	197	12	0	0	0	0
15 to 17 years	666*	666*	622	32	5	0	0	0
% Under 3 years	23.0%	23.0%	22.7%	28.7%	27.3%	***.*%	***.*%	***.*%
% 3 and 4 years	12.7%	12.7%	12.6%	13.8%	13.6%	***.*%	***.*%	***.*%
% 5 years	5.7%	5.7%	5.7%	5.2%	0.0%	***.*%	***.*%	***.*%
% 6 to 11 years	31.8%	31.8%	32.1%	29.1%	27.3%	***.*%	***.*%	***.*%
% 12 to 13 years	8.2%	8.2%	8.3%	6.7%	9.1%	***.*%	***.*%	***.*%
% 14 years	4.4%	4.4%	4.5%	4.5%	0.0%	***.*%	***.*%	***.*%
% 15 to 17 years	14.1%*	14.1%*	14.1%	11.9%	22.7%	***.*%	***.*%	***.*%

*Includes 7 Householders and Spouses under 18 not shown separately.

Report #91-16
Area Name: West Roxbury
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P16. Household Size and Type (Universe: Households)

	Households
1 Person	4,032
Male Householder	1,191
Female Householder	2,841
2 or More Persons	8,373
Family Households	7,508
Married Couple Family	5,700
With related children	2,134
No related children	3,566
Other Family	1,808
Male Householder, No Wife Pres.	427
With related children	76
No related children	351
Female Householder, No Husband present	1,381
With related children	387
No related children	994
Non-Family Households	865
Male Householder	403
Female Householder	462

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households--		1 Person	2 or More Persons	
Households With:	Total	PCT	Household	Family	NonFamily
1 or more Persons 60 Years & over	5,462	44.0%	2,226	3,169	67
No Persons 60 Years and over	6,943	56.0%	1,806	4,339	798
1 or more Persons 65 Years & over	4,493	36.2%	1,967	2,478	48
No Persons 65 Years and over	7,912	63.8%	2,065	5,030	817

P27. Household Type and Household Size (Universe: Households)

	---- All Households ----			---- Family ----		--- NonFamily ---	
	Total	Pct	Cum.Pct	Total	Pct	Total	Pct
1 Person	4,032	32.5%	32.5%	N/A	N/A	4,032	82.3%
2 Persons	4,131	33.3%	65.8%	3,418	45.5%	713	14.6%
3 Persons	1,823	14.7%	80.5%	1,711	22.8%	112	2.3%
4 Persons	1,348	10.9%	91.4%	1,315	17.5%	33	0.7%
5 Persons	675	5.4%	96.8%	672	9.0%	3	0.1%
6 Persons	261	2.1%	98.9%	259	3.4%	2	0.0%
7 or more Persons	135	1.1%	100.0%	133	1.8%	2	0.0%
Total Households	12,405	100.0%	----	7,508	100.0%	4,897	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type (Universe:Households)

	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	7,508	100.0%	7,214	100.0%	110	100.0%	5	100.0%	125	100.0%	54	100.0%	140	100.0%
Married Couple Fam	5,700	75.9%	5,498	76.2%	66	60.0%	3	60.0%	101	80.8%	32	59.3%	94	67.1%
With Rela. Child	2,134	28.4%	2,019	28.0%	38	34.5%	3	60.0%	59	47.2%	15	27.8%	40	28.6%
No Related Child	3,566	47.5%	3,479	48.2%	28	25.5%	0	0.0%	42	33.6%	17	31.5%	54	38.6%
Other Family	1,808	24.1%	1,716	23.8%	44	40.0%	2	40.0%	24	19.2%	22	40.7%	46	32.9%
Male Householder														
No Wife present	427	5.7%	398	5.5%	14	12.7%	0	0.0%	11	8.8%	4	7.4%	8	5.7%
With Rela. Child	76	1.0%	63	0.9%	8	7.3%	0	0.0%	2	1.6%	3	5.6%	7	5.0%
No related Child	351	4.7%	335	4.6%	6	5.5%	0	0.0%	9	7.2%	1	1.9%	1	0.7%
Female Householder														
No Husb present	1,381	18.4%	1,318	18.3%	30	27.3%	2	40.0%	13	10.4%	18	33.3%	38	27.1%
With Rela. Child	387	5.2%	346	4.8%	23	20.9%	0	0.0%	4	3.2%	14	25.9%	27	19.3%
No Related Child	994	13.2%	972	13.5%	7	6.4%	2	40.0%	9	7.2%	4	7.4%	11	7.9%
NonFamily Households	4,897	100.0%	4,750	100.0%	68	100.0%	5	100.0%	55	100.0%	19	100.0%	62	100.0%
H.H. Living Alone	4,032	82.3%	3,931	82.8%	52	76.5%	5	100.0%	30	54.5%	14	73.7%	41	66.1%
H.H. Not Liv. Alone	865	17.7%	819	17.2%	16	23.5%	0	0.0%	25	45.5%	5	26.3%	21	33.9%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	7,508	100.0%	2,603	100.0%	4,905	100.0%
Married-Couple Family	5,700	75.9%	2,138	82.1%	3,562	72.6%
Other Family	1,808	24.1%	465	17.9%	1,343	27.4%
Male Householder, No Wife Present	427	5.7%	77	3.0%	350	7.1%
Female Householder, No Husband Present	1,381	18.4%	388	14.9%	993	20.2%
NonFamily Households	4,897	100.0%	5	100.0%	4,892	100.0%
Male Householder	1,594	32.6%	2	40.0%	1,592	32.5%
Female Householder	3,303	67.4%	3	60.0%	3,300	67.5%

P26. Household Type (Universe: Households)

All Households	12,405
Households with 1 or More Non-Relatives	1,074
Households with No Non-Relatives	11,331

Report #91-17
Area Name: West Roxbury
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	12,950
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	12,950

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	12,950	100.0%
Occupied	12,405	95.8%
Owner Occupied	7,652	59.1%
Renter Occupied	4,753	36.7%
Vacant	545	4.2%
For Rent	275	2.1%
For Sale Only	125	1.0%
Rented or Sold, Not Occupied	49	0.4%
For Seasonal, Recreational Or Occasional Use	16	0.1%
For Migrant Workers	0	0.0%
Other Vacant	80	0.6%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	71,127	5.49
Occupied	68,547	5.53
Owner Occupied	49,010	6.40
Renter Occupied	19,537	4.11
Vacant	2,580	4.73
For Rent	1,186	4.31
For Sale Only	661	5.29
Rented or Sold/Not Occupied	268	5.47
For Seasonal, Recreational Or Occasional Use	75	4.69
For Migrant Workers	0	***.**
Other Vacant	390	4.88

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	12,405	100.0%	7,652	100.0%	4,753	100.0%
White	11,964	96.4%	7,493	97.9%	4,471	94.1%
Black	178	1.4%	27	0.4%	151	3.2%
American Indian Eskimo or Aleut	10	0.1%	4	0.1%	6	0.1%
Asian or Pacific Islander	180	1.5%	102	1.3%	78	1.6%
Other Race	73	0.6%	26	0.3%	47	1.0%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	12,203	100.0%	202	100.0%	90	100.0%	112	100.0%
White	11,837	97.0%	127	62.9%	66	73.3%	61	54.5%
Black	174	1.4%	4	2.0%	0	0.0%	4	3.6%
Amer.Indian/ Esk./Aleut	9	0.1%	1	0.5%	1	1.1%	0	0.0%
Asian/Pacific Islander	179	1.5%	1	0.5%	0	0.0%	1	0.9%
Other Race	4	0.0%	69	34.2%	23	25.6%	46	41.1%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	12,405	100.0%	7,652	100.0%	4,753	100.0%
15 to 24 Years	355	2.9%	53	0.7%	302	6.4%
25 to 34 Years	2,470	19.9%	994	13.0%	1,476	31.1%
35 to 44 Years	2,246	18.1%	1,477	19.3%	769	16.2%
45 to 54 Years	1,470	11.9%	1,129	14.8%	341	7.2%
55 to 64 Years	1,719	13.9%	1,333	17.4%	386	8.1%
65 to 74 Years	2,058	16.6%	1,462	19.1%	596	12.5%
75 Years & over	2,087	16.8%	1,204	15.7%	883	18.6%

Report #91-18
Area Name: West Roxbury
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	12,405	100.0%	7,652	100.0%	4,753	100.0%
1 Person	4,032	32.5%	1,876	24.5%	2,156	45.4%
2 Persons	4,131	33.3%	2,485	32.5%	1,646	34.6%
3 Persons	1,823	14.7%	1,296	16.9%	527	11.1%
4 Persons	1,348	10.9%	1,068	14.0%	280	5.9%
5 Persons	675	5.4%	574	7.5%	101	2.1%
6 Persons	261	2.1%	232	3.0%	29	0.6%
7 or more Persons	135	1.1%	121	1.6%	14	0.3%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	29,099	20,165	8,934
Persons per Unit	72.50	77.25	61.00
Percentage of Persons	100.0%	69.3%	30.7%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	9,336	75.3%	5,787	75.6%	3,549	74.7%
0.51 to 1.00	2,917	23.5%	1,811	23.7%	1,106	23.3%
1.01 to 1.50	112	0.9%	46	0.6%	66	1.4%
1.51 to 2.00	32	0.3%	6	0.1%	26	0.5%
2.01 or More	8	0.1%	2	0.0%	6	0.1%
Total	12,405	100.0%	7,652	100.0%	4,753	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	148	1.1%
2 Rooms	422	3.3%
3 Rooms	1,334	10.3%
4 Rooms	2,265	17.5%
5 Rooms	2,281	17.6%
6 Rooms	3,019	23.3%
7 Rooms	1,878	14.5%
8 Rooms	811	6.3%
9 or more Rooms	792	6.1%
Total	12,950	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	6	1.1%
Not Boarded-Up	539	98.9%
Vacant, Usual Home Elsewhere	29	5.3%
All Other Vacant	516	94.7%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	545	100.0%	275	100.0%	125	100.0%	145	100.0%
Less Than 2 Months	128	23.5%	76	27.6%	20	16.0%	32	22.1%
2 to 6 Months	242	44.4%	139	50.5%	48	38.4%	55	37.9%
6 or More Months	175	32.1%	60	21.8%	57	45.6%	58	40.0%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	4,702	100.0%	3,247	100.0%	1,455	100.0%
With Cash Rent	4,598	97.8%	3,188	98.2%	1,410	96.9%
Meals Included in Rent	15	0.3%	9	0.3%	6	0.4%
No Meals Included in Rent	4,583	97.5%	3,179	97.9%	1,404	96.5%
No Cash Rent	104	2.2%	59	1.8%	45	3.1%

Report #91-19
Area Name: West Roxbury
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	5,804	100.0%
Less than $15,000	10	0.2%
$ 15,000 to $ 19,999	15	0.3%
$ 20,000 to $ 24,999	2	0.0%
$ 25,000 to $ 29,999	6	0.1%
$ 30,000 to $ 34,999	6	0.1%
$ 35,000 to $ 39,999	3	0.1%
$ 40,000 to $ 44,999	6	0.1%
$ 45,000 to $ 49,999	6	0.1%
$ 50,000 to $ 59,999	8	0.1%
$ 60,000 to $ 74,999	36	0.6%
$ 75,000 to $ 99,999	165	2.8%
$100,000 to $124,999	288	5.0%
$125,000 to $149,999	648	11.2%
$150,000 to $174,999	1,495	25.8%
$175,000 to $199,999	1,473	25.4%
$200,000 to $249,999	1,115	19.2%
$250,000 to $299,999	347	6.0%
$300,000 to $399,999	153	2.6%
$400,000 to $499,999	16	0.3%
$500,000 or more	6	0.1%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	4,702	100.0%
With Cash rent	4,598	97.8%
Less than $100	39	0.8%
$ 100 to $ 149	210	4.5%
$ 150 to $ 199	150	3.2%
$ 200 to $ 249	126	2.7%
$ 250 to $ 299	83	1.8%
$ 300 to $ 349	127	2.7%
$ 350 to $ 399	237	5.0%
$ 400 to $ 449	654	13.9%
$ 450 to $ 499	277	5.9%
$ 500 to $ 549	318	6.8%
$ 550 to $ 599	236	5.0%
$ 600 to $ 649	311	6.6%
$ 650 to $ 699	331	7.0%
$ 700 to $ 749	397	8.4%
$ 750 to $ 999	895	19.0%
$1,000 or more	207	4.4%
No Cash Rent	104	2.2%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	5,804	$ 1,070,451,500	$ 184,433
White	5,701	$ 1,051,076,500	$ 184,367
Black	13	$ 2,785,000	$ 214,231
American Indian, Eskimo or Aleut	2	$ 350,000	$ 175,000
Asian or Pacific Islander	75	$ 13,797,500	$ 183,967
Other Race	13	$ 2,397,500	$ 184,423
Not of Hispanic Origin	5,741	$ 1,058,714,000	$ 184,413
Hispanic Origin	63	$ 11,700,000	$ 185,714

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 142,453
Median Value	$ 164,940
Upper Value Quartile	$ 193,056

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	4,598	$ 2,692,066	$ 585
White	4,324	$ 2,523,124	$ 584
Black	147	$ 80,093	$ 545
American Indian, Eskimo or Aleut	5	$ 2,149	$ 430
Asian or Pacific Islander	76	$ 55,499	$ 730
Other Race	46	$ 31,201	$ 678
Not of Hispanic Origin	4,489	$ 2,618,161	$ 583
Hispanic Origin	109	$ 73,905	$ 678

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 440
Median Contract Rent	$ 596
Upper Contract Rent Quartile	$ 746